

THE VILLAGE AT CLARK BROOK

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

1662 ELM STREET
MANCHESTER, NEW HAMPSHIRE

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Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS

177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

NOTES

OWNER OF RECORD:
SMALL TRADING/SALE PIECE IN DOVEY
66-1 THRU 66-53 & 66-58 THRU 66-64
CBA DEVELOPMENT LLC
1662 ELM STREET
BLOOMSBURG, IN 03101
BOOK 3676 PAGE 664
BOOK 3673 PAGE 663 &
ROCHESTER TAX MAP 256 LOTS 65-54 THRU 66-57

2.6	LIVE WORK LOTS THE REMOVAL OF #7 SPACE AND THE ADDITION OF TWO
2.5	DESIGN OF 5 PARKING SPACES ALONG MAIN ENTRANCE FOR PARENTS TO PARK WHEEL CHAIRS AT THE BUS STOP
2.4	MASTER PLAN FOR LOCATIONS, OF A LOT TOW INTO THE GREEN SPACE OF LOT 66-55 (SEE 2017 PID)
2.3	THE CONSTRUCTION OF A DOG PARK ON LOT 66-4 AND GAZBOO AND RELOCATION ASSOCIATED PARKING AT THIS SITE
2.2	THE CONSTRUCTION OF TWO .30 UNIT APARTMENT BUILDINGS ON LOTS 66-4 AND 66-5
2.1	THE CONSTRUCTION OF 14, THREE BEDROOM TOWNHOMES ON LOTS 66-4 AND 66-5

THE INTENT OF THIS PLAN IS TO SHOW MODIFICATIONS TO THE PREVIOUSLY APPROVED
VILLAGE AT CLARK BROOK PLANNED UNIT DEVELOPMENT. THESE IMPROVEMENTS

PARCELS:
 MAP 2564 LOT 66-F
 99,109 S.F.
 2.275 ACRES
 MAP 2564 LOT 65-G
 29,285 S.F.
 0.672 ACRES
 MAP 2564 LOT 66-H
 147,394 S.F.
 3.383 ACRES
 MAP 2564 LOT 66 (OPEN SPACE)
 65-65 (ATHEMAN DRIVE)
 SUBJECT LOTS ZONED AGRICULTURAL (PUD-4)

7. PERMITS REQUIRED: INDICES ALLOCATION OF TERRAIN
CITY OF ROCHESTER SUBDIVISION
CITY OF ROCHESTER COMMONWEALTH SUBDIVISION
CITY OF ROCHESTER SITE PLAN

6. HORIZONTAL DATUM IS BASED ON THE CITY OF RO
J30170202180, EFFECTIVE DATE MAY 17, 2005.

5. THE SUBJECT PARCEL IS OUTSIDE THE 100 YEAR FLOOD HAZARD MAP STARTING COUNTY NEW HAMPSHIRE PL

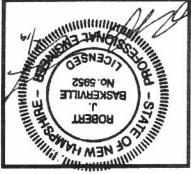
MINIMUM LOT SIZE
SINGLE FAMILY = 6,000 S.F.
PROTRUDE = 60'
PUD PERMETER SETBACK = 50'
REAR SETBACK = 20'
SIDE SETBACK = 7'
FRONT SETBACK = 10'

BUILDING SETBACKS: SINGLE FAMILY & LNE/WORK

8.	PARKING REQUIRED:	REQUIRED:	28	PROPOSED:	51
				TOWNHOMES (2 SPACES PER UNIT X 14 UNITS)	
				TWO GARAGE AND ONE DRIVEWAY PER UNIT PLUS 9 PARKING SPACES)	
			120	APARTMENTS (2 SPACES PER UNIT X 60 UNITS)	130
9.	FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE A COMPLETE PLAN SET			FOR PLAN REFERENCES SEE THE EXISTING CONDITIONS PLAN.	
10.					
11.					

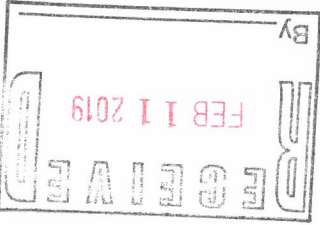
WHELFIELD ST HOCHESTER, NH 03067, (603) 339-1358
 11. TRASH CAN AND DOG BAGS WILL BE AVAILABLE AT THE DOG PARK.

APPROVED BY THE ROCHESTER PLANNING BOARD _____
ON _____ SIGNED BY: _____
(NAME) _____, _____ (POSITION)

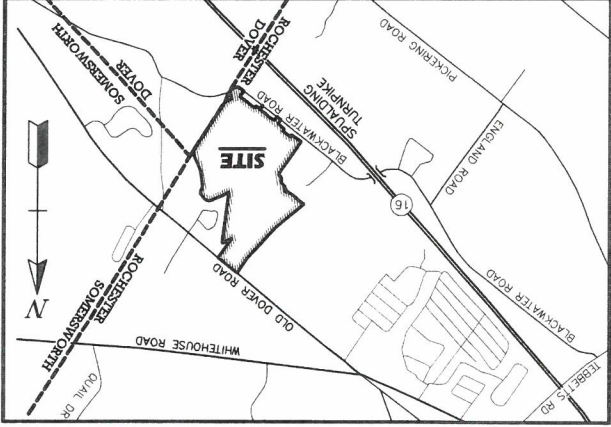


ROBERT J. BASKERVILLE, PE
LICENSE #5952

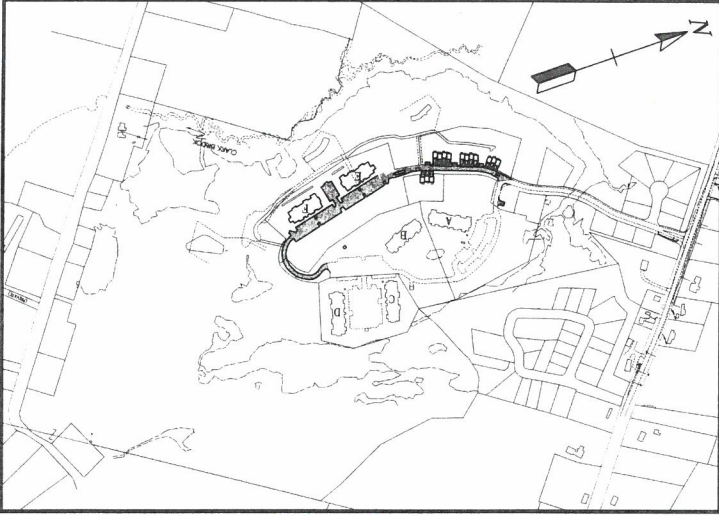
DATE	DESCRIPTION	BY	REV
1-29-19	REVISED PER TRC COMMENTS	KAW	A



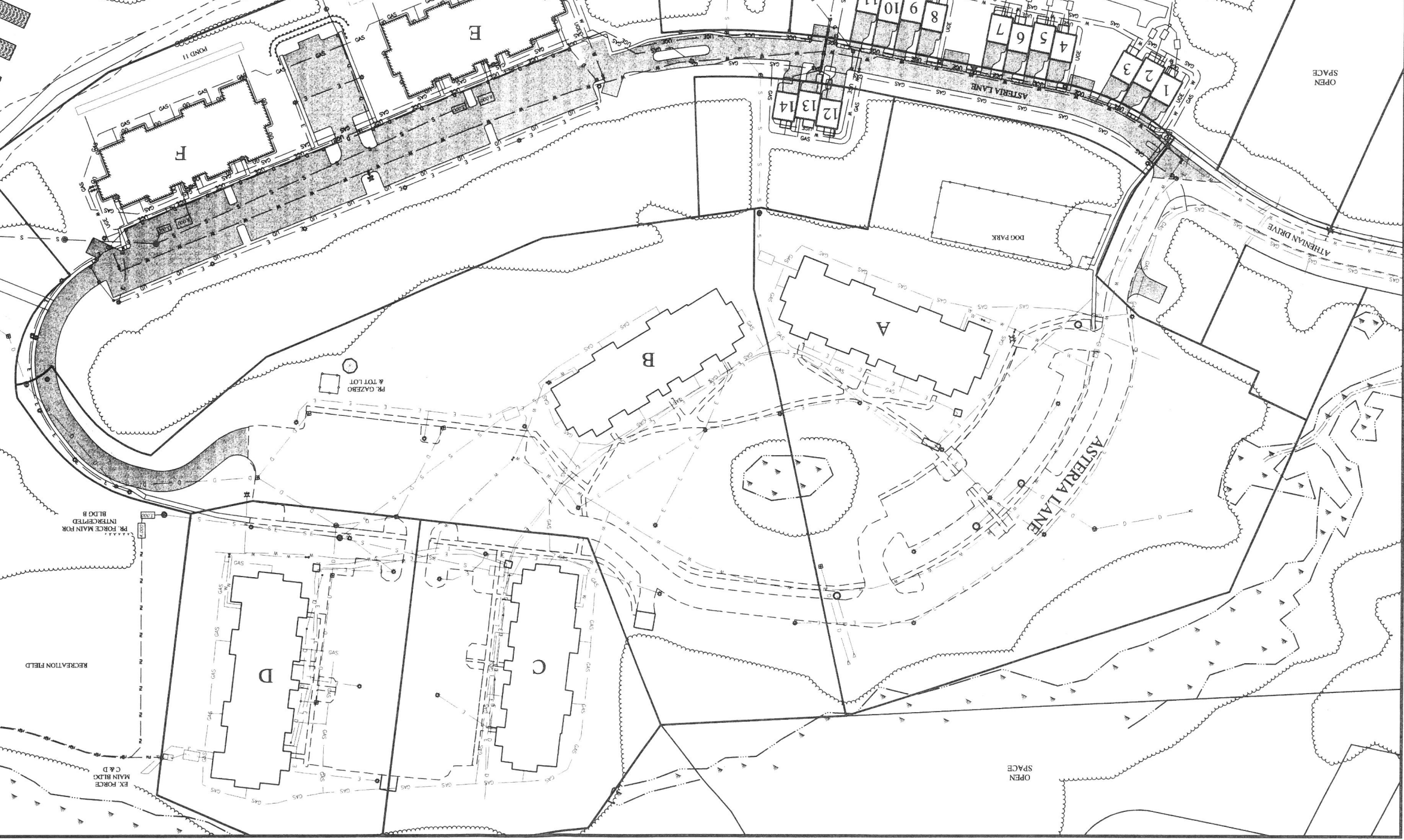
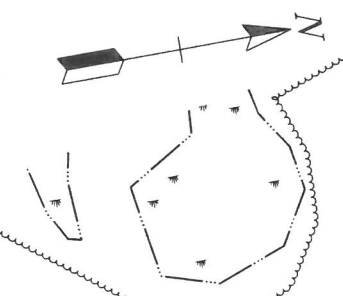
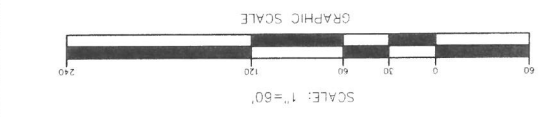
LOCUS MAP
1"=2000'



PROJECT OVERVIEW



DATE	DESCRIPTION	BY	REV.
1-29-19	REVISED PER TRG COMMENTS	KAW	A



OVERVIEW SHEET

PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 60'

JANUARY 8, 2019

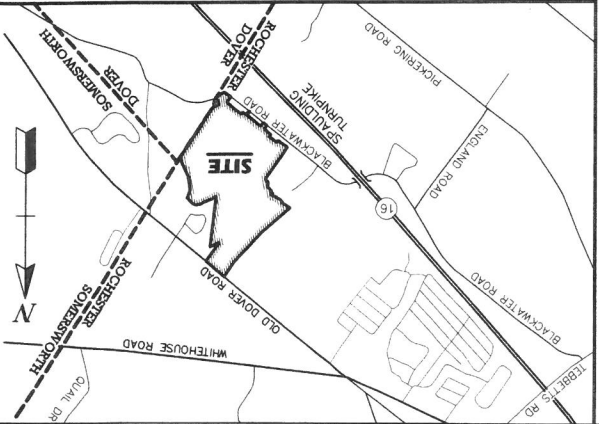
SHEET 2 OF 34

DESIGN:	###
DRAWN:	###
CHECKED:	###
PG:	##
FB:	##
1130-04	##

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Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS

- LEGEND**
- PROPOSED LOT LINE
 - EDGE OF JURISDICTIONAL WETLANDS
 - WETLAND SYMBOL
 - PROPOSED TREE LINE
 - PROPOSED CATCH BASIN
 - EXISTING ROADWAY
 - PROPOSED BITUMINOUS CURBING
 - ROAD CENTERLINE
 - PROPOSED 4" CHAIN LINK FENCE
 - PROPOSED RIP RAP
 - EXISTING LEDGE
 - PROPOSED BUILDING
 - PROPOSED SEWER LINE
 - EXISTING SEWER LINE
 - PROPOSED DRAINAGE LINE
 - EXISTING DRAINAGE LINE
 - PROPOSED HYDRANT
 - PROPOSED STREET LIGHT
 - EXISTING SEWER MANHOLE
 - EXISTING DRAIN MANHOLE
 - PROPOSED UNDERDRAIN
 - PROPOSED GAS LINE
 - EXISTING GAS LINE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PR. UNDERGROUND ELECTRIC
 - EX. UNDERGROUND ELECTRIC
 - PROPOSED FORCE MAIN



LOCUS MAP

1"=2000'

NOTES

1. OWNER OF RECORD: ROCHESTER TAX MAP 256 LOTS 66, 66-F, 66-G, & 66-H.
2. THESE PROPERTIES ARE SUBJECT TO THE "DECLARATION OF CONDITIONS, OPEN SPACE, RESTRICTIONS AND EASEMENTS OF THE VILLAGE OF CLARK BROOK, ROCHESTER, NEW HAMPSHIRE" RECORDED IN SCRD BOOK 4337 PAGE 909.
3. THE INTENT OF THIS PLAN IS TO SHOW THE CONDITIONS OF THESE PROPERTIES PRIOR TO ANY CONSTRUCTION.
4. TOTAL PARCEL AREA PRIOR TO SUBDIVISION: 45,009.00 SQ. FT. (1.115 ACRES).
5. SUBJECT AND ABUTTING LOTS ZONED: AGRICULTURAL (PUD-4).
6. THE SUBJECT PARCEL IS OUTSIDE THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP STRAFORD COUNTY NEW HAMPSHIRE PANEL 218 OF 405, MAP NUMBER 33017C0218C, EFFECTIVE DATE SEPTEMBER 30, 2015.
7. HORIZONTAL DATUM IS BASED ON THE CITY OF ROCHESTER GIS.
8. SUBDIVISION APPROVAL: WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL IS CONDONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED IN EFFECT ON THE DATE OF APPROVAL.
9. WHERE ANOTHER FRIEND IS BURIED, THE EXACT LOCATIONS OF SAID BURIAL GROUNDS ARE UNKNOWN BUT BELIEVED TO BE TOWARDS THE NORTHERLY PORTION OF THE PREMISE. WHERE THE AREA ON WHICH TWO OF JAMES CONEY'S FRIENDS ARE BURIED AND ANOTHER AREA A RESERVATION OF LAND WAS MADE IN S.C.R.D. BOOK 747, PAGE 260 BY EDWARD J. BRYAN UNLESS OR EXPECT INSURE AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW.
10. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE A COMPLETE PLAN SET CONTAINING 33 SHEETS CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03607, (603) 335-1338.
11. ROCHESTER GIS COORDINATES SHOWN WERE CALCULATED FROM THE REFERENCED PLANS.
12. TOPOGRAPHY AND WETLANDS WERE COPIED FROM THE REFERENCED PLANS.
13. THE PREVIOUS SUBDIVISION APPROVAL WAS DATED FEBRUARY 6, 2013, CASE #256-66-A/264-23-PUD-12.
14. TOPOGRAPHIC INFORMATION FROM "TOPOGRAPHIC WORKSHEET OF THE VILLAGE OF CLARK BROOK, ROCHESTER, N.H.", PREPARED FOR: PETER WHITMAN, NEW CASTLE, N.H.; PREPARED BY: EASTERN TOPOGRAPHICS, WOLFEBORO, N.H.; SCALE: 1"=50'; CONTOUR INTERVAL: 2'. PLANS ASSOC.

TAX MAP 256A LOT 66, 66-F, 66-G & 66-H

EXISTING CONDITIONS PLAN

THE VILLAGE AT CLARK BROOK

PREPARED FOR & LAND OF:

CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR., OLD DOVER RD. & BLACKWATER RD.

ROCHESTER & DOVER, NH

SCALE: 1" = 30'

DECEMBER 14, 2018

SHEET 3 OF 34

DESIGN: M.D.M.

DRAWN: C.A.T.

CHECKED: T.B.

DATE: 11/30/2018

177 East Industrial Park Drive Manchester, NH 03109

Telephone: (603) 622-5533 Fax: (603) 622-4740

www.bedforddesign.com

1/29/19

REVISED PER STAFF COMMENTS

DATE

BY: CAF

REV: A

DESCRIPTION

1/29/19

REVISED PER STAFF COMMENTS

DATE

BY: CAF

REV: A

DESCRIPTION

1/29/19

REVISED PER STAFF COMMENTS

DATE

BY: CAF

REV: A

DESCRIPTION

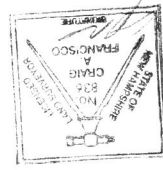
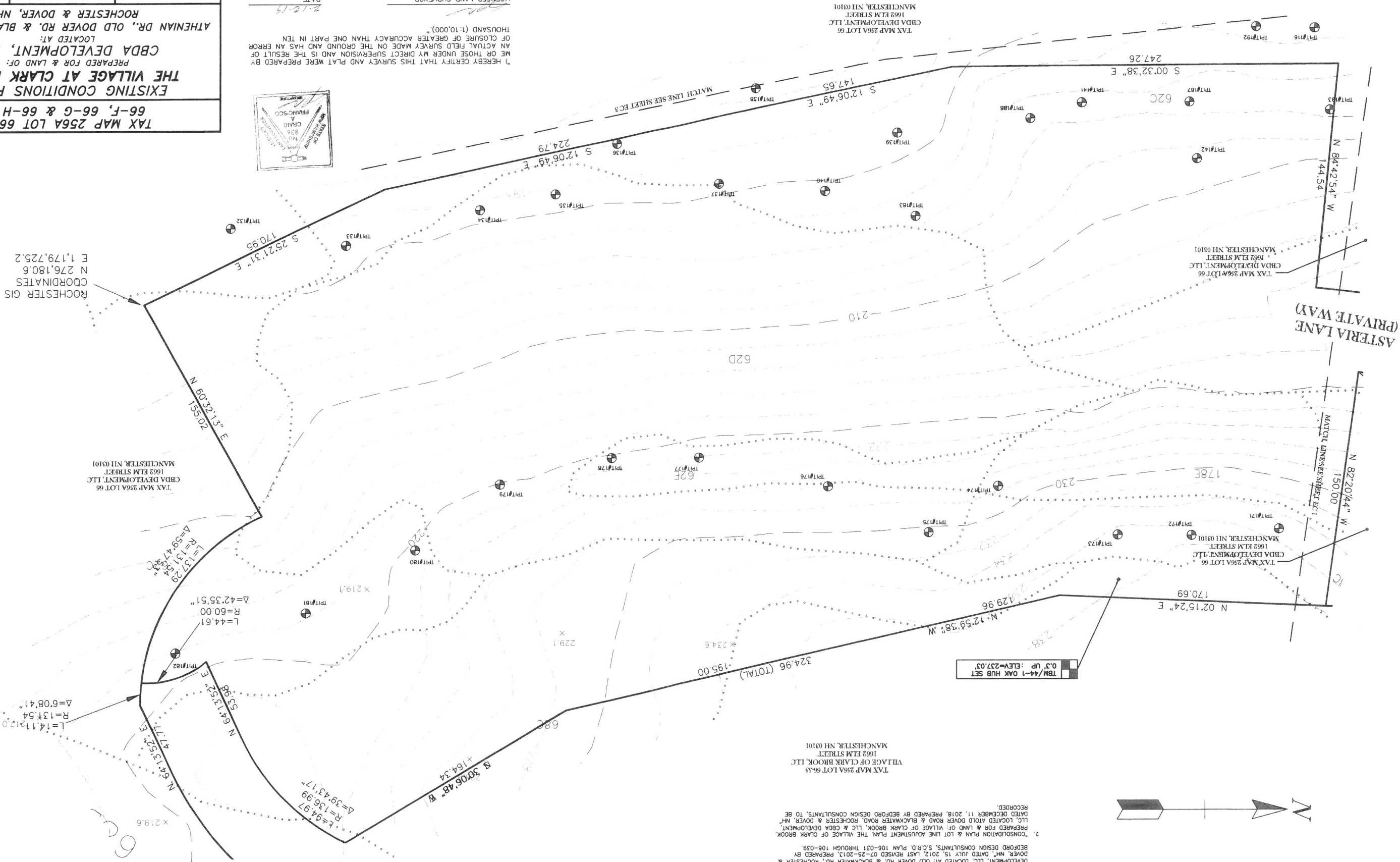
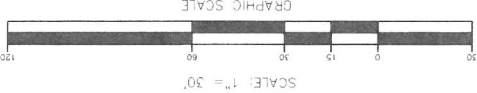
"I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)." DATE 2-12-19 LICENSED LAND SURVEYOR

12" PINE :ELEV=233.76' TBM/47-1 MAG NAIL 0.4"UP

0.4" UP :ELEV=203.26' TBM/20-1 OAK HUB SET

PLAN REFERENCES:

1. "SUBDIVISION PLAN, THE VILLAGE AT CLARK BROOK, PREPARED FOR & LAND OF CBDA DEVELOPMENT, LLC, LOCATED AT OLD DOVER RD. & BLACKWATER RD., ROCHESTER & DOVER, NH", DATED JULY 15, 2012, LAST REVISED 07-25-2013, PREPARED BY BEDFORD DESIGN CONSULTANTS, S.C.R.D. PLAN 106-031 THROUGH 106-039.
2. "CONSOLIDATION PLAN & LOT LINE ADJUSTMENT PLAN, THE VILLAGE OF CLARK BROOK, PREPARED FOR & LAND OF VILLAGE OF CLARK BROOK, ROCHESTER & DOVER, NH", DATED DECEMBER 11, 2018, PREPARED BY BEDFORD DESIGN CONSULTANTS, TO BE RECORDED.



"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

DATE 2-12-19

LICENSED LAND SURVEYOR

DATE	DESCRIPTION	BY	REV
1/29/19	REVISED PER STAFF COMMENTS	CAF	A

**TAX MAP 256A LOT 66,
66-F, 66-G & 66-H**

EXISTING CONDITIONS PLAN

**PREPARED FOR & LAND OF:
CBDA DEVELOPMENT, LLC**

**LOCATED AT:
ATHENIAN DR., OLD DOVER RD. & BLACKWATER RD.
ROCHESTER & DOVER, NH**

SCALE: 1" = 30'

DECEMBER 14, 2018

SHEET 4 OF 34

DESIGN: M.D.M.
DRAWN: C.A.F.
CHECKED: F.B.
PG. 1

1130-004

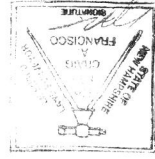
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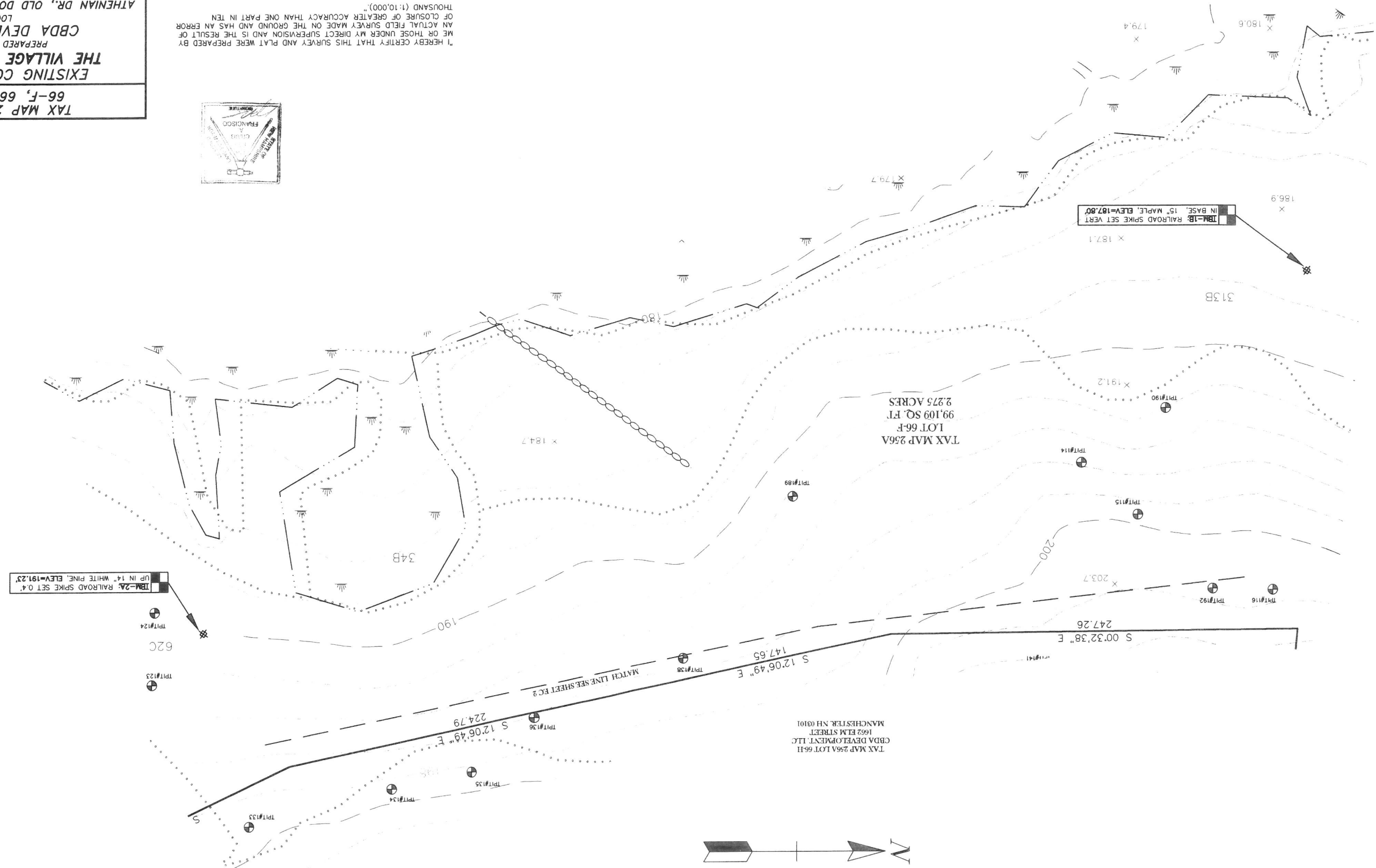
ENGINEERS AND SURVEYORS

LICENSED LAND SURVEYOR _____
DATE 2.12.19

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."



TAX MAP 256A LOT 66,
 66-F, 66-G & 66-H
 EXISTING CONDITIONS PLAN
 THE VILLAGE AT CLARK BROOK
 PREPARED FOR & LAND OF:
 CBDA DEVELOPMENT, LLC
 LOCATED AT:
 ATHENIAN DR., OLD DOVER RD. & BLACKWATER RD.,
 ROCHESTER & DOVER, NH

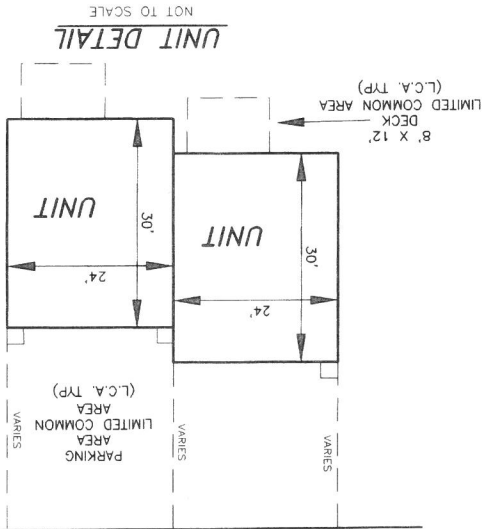


UNIT NUMBER	PEAK FLOOR ELEV.	COMPLETION STATUS
UNIT 1	234.8	XXXX NOT YET BEGUN
UNIT 2	234.8	XXXX NOT YET BEGUN
UNIT 3	234.8	XXXX NOT YET BEGUN
UNIT 4	232.5	XXXX NOT YET BEGUN
UNIT 5	232.5	XXXX NOT YET BEGUN
UNIT 6	231.5	XXXX NOT YET BEGUN
UNIT 7	231.5	XXXX NOT YET BEGUN
UNIT 8	227.8	XXXX NOT YET BEGUN
UNIT 9	227.8	XXXX NOT YET BEGUN
UNIT 10	226.0	XXXX NOT YET BEGUN
UNIT 11	226.0	XXXX NOT YET BEGUN
UNIT 12	225.0	XXXX NOT YET BEGUN
UNIT 13	224.0	XXXX NOT YET BEGUN
UNIT 14	224.0	XXXX NOT YET BEGUN

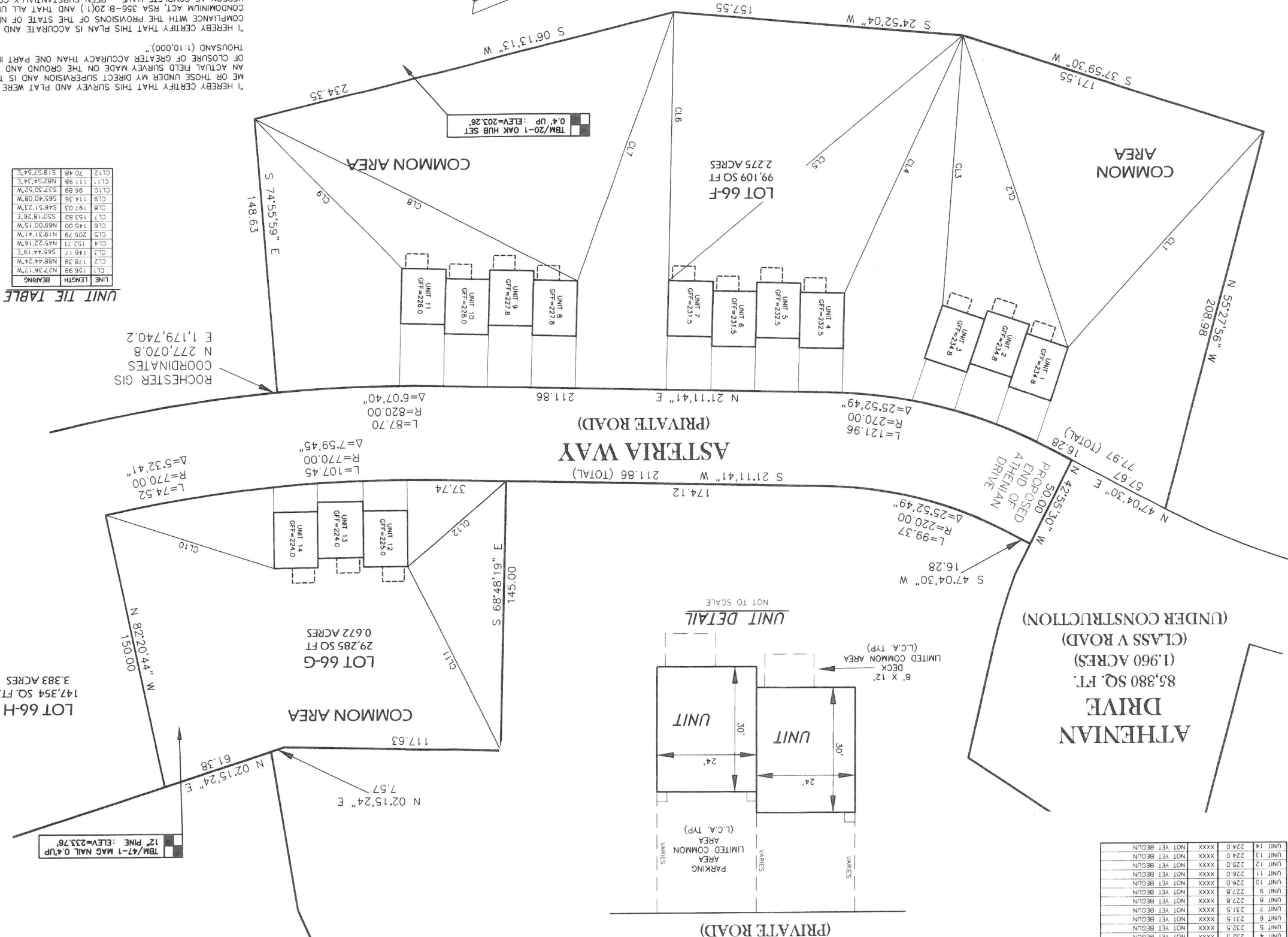
UNIT TABLE

ATHENIAN DRIVE
(1.960 ACRES)
(CLASS V ROAD)
(UNDER CONSTRUCTION)

ASTERIA WAY
(PRIVATE ROAD)



UNIT DETAIL
NOT TO SCALE



LINE	LENGTH	BEARING
CL1	156.99	N 7° 56' 17\"
CL2	178.39	N 88° 44' 24\"
CL3	146.17	S 65° 44' 19\"
CL4	152.71	N 45° 22' 16\"
CL5	208.79	N 19° 31' 41\"
CL6	145.00	S 67° 00' 15\"
CL7	153.82	S 67° 00' 15\"
CL8	197.03	S 45° 51' 23\"
CL9	114.36	S 55° 40' 08\"
CL10	96.89	S 37° 30' 52\"
CL11	111.98	N 82° 54' 34\"
CL12	70.48	S 19° 57' 54\"

UNIT TIE TABLE

"I, HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I, HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(1) AND THAT ALL UNITS DEPICTED HEREON AS COMPLETE HAVE BEEN SUBSTANTIALLY COMPLETED.



LICENSED LAND SURVEYOR SEAL

DATE: 12-19-2018

DATE	DESCRIPTION	BY	REV.
1/26/19	REVISED PER STAFF COMMENTS	CAF	A

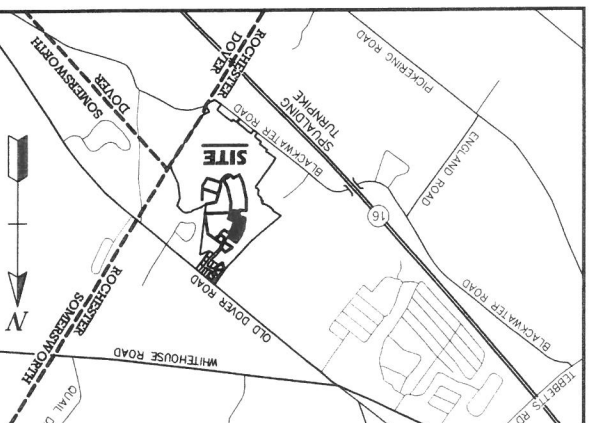
TAX MAP 256A LOT 66-F & 66-G
CONDOMINIUM SITE PLAN
PREPARED FOR & LAND OF:
CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DRIVE
ROCHESTER, NH

APPROVED BY THE ROCHESTER PLANNING BOARD
ON _____ SIGNED BY: _____
(NAME) _____
(POSITION) _____

- OWNER OF RECORD: ROCHESTER TAX MAP 256 LOT 66-G & 66-F
- CBDA DEVELOPMENT LLC
1662 CLM STREET
MANCHESTER, NH 03101
BOOK 3873 PAGE 683 &
BOOK 3876 PAGE 464
- THESE PROPERTIES ARE SUBJECT TO THE "DECLARATION OF CONDITIONS, OPEN SPACE, RESTRICTIONS AND EASEMENTS OF THE VILLAGE OF CLARK BROOK, ROCHESTER, NEW HAMPSHIRE" RECORDED IN SCRD BOOK 4337 PAGE 909.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATIONS OF THE PROPOSED CONDOMINIUMS PER RSA 356-B.
- TOTAL PARCEL AREA PRIOR TO SUBDIVISION: 45,009.000 SQ. FT. (1.03 ACRES)
- SUBJECT AND ABUTTING LOTS ZONED: AGRICULTURAL (PUD-4)
- THE SUBJECT PARCEL IS OUTSIDE THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP STRAFFORD COUNTY NEW HAMPSHIRE PANEL 218 OF 405, MAP NUMBER 3301720218E, EFFECTIVE DATE SEPTEMBER 30, 2015.
- HORIZONTAL DATUM IS BASED ON THE CITY OF ROCHESTER GIS.
- SUBDIVISION APPROVAL: WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED BY THE CITY OF ROCHESTER, PROVIDES AND ACCEPTS ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A RESUBMISSION FOR SUBDIVISION APPROVAL.
- A RESERVATION OF LAND WAS MADE IN S.C.R.D. BOOK 747, PAGE 260 BY EDWARD J. BRYAN FOR THE AREA ON WHICH TWO OF JAMES EDNEY'S FRIENDS ARE BURIED AND ANOTHER AREA WHERE ANOTHER FRIEND IS BURIED. THE EXACT LOCATIONS OF SAID BURIAL GROUNDS ARE UNKNOWN BUT BELIEVED TO BE TOWARDS THE NORTHERLY PORTION OF THE PREMISES. REFERENCE IS HEREBY MADE TO NHRSA 299.3.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE A COMPLETE PLAN SET CONTAINING 34 SHEETS CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867, (603) 335-1336.
- ROCHESTER GIS COORDINATES SHOWN WERE CALCULATED FROM THE REFERENCED PLANS.

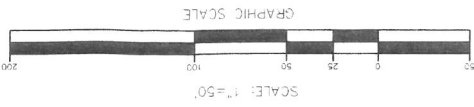
NOTES

LOCUS MAP



NOTES

1. OWNER OF RECORD:
CBDA DEVELOPMENT LLC
1662 ELM STREET
MANCHESTER, NH 03101
BOOK 3873 PAGE 683 &
BOOK 3676 PAGE 464
ROCHESTER TAX MAP 256 LOTS 66-54 THRU 66-57
VILLAGE OF CLARK BROOK, LLC
1662 ELM STREET
MANCHESTER, NH 03101
BOOK 4337 PAGE 923
2. THESE PROPERTIES ARE SUBJECT TO THE "DECLARATION OF CONDITIONS, OPEN SPACE, RESTRICTIONS AND EASEMENTS OF THE VILLAGE OF CLARK BROOK, ROCHESTER, NEW HAMPSHIRE" RECORDED IN SCRD BOOK 4337 PAGE 909.
3. THE INTENT OF THIS PLAN IS TO SHOW THE PORTION OF ATHENIAN DRIVE THAT IS TO BE RELEASED FROM PUBLIC SERVITUDE ALONG WITH THE VARIOUS ASSOCIATED EASEMENTS.

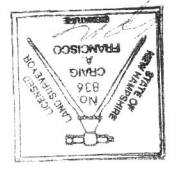


DATE	DESCRIPTION	BY	REV.
1/29/19	REVISED PER STAFF COMMENTS	CAF	A

TAX MAP 256 LOT 66 THRU 66-60
ROADWAY AND EASEMENT
ABANDONMENT PLAN
THE VILLAGE AT CLARK BROOK
PREPARED FOR & LAND OF:
VILLAGE OF CLARK BROOK, LLC &
CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DRIVE
ROCHESTER, NH

LICENSED LAND SURVEYOR
DATE
2-12-19
"I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

APPROVED BY THE ROCHESTER PLANNING BOARD
ON _____ SIGNED BY: _____
(NAME) (POSITION)

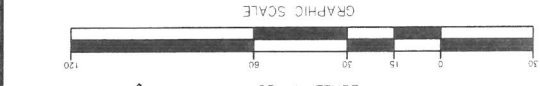


- LEGEND
- GRANITE BOUND FOUND
 - BOUND TO BE SET
 - REBAR FOUND
 - REBAR TO BE SET
 - IRON PIPE FOUND
 - DRILL HOLE SET
 - DRILL HOLE FOUND
 - STONE WALL
 - UTILITY POLE
 - GUY ANCHOR
 - MAILBOX
 - TEST PIT
 - BARBWARE FENCE
 - BUILDING SETBACK LINE (MIN.)
 - EXISTING TREE LINE
 - EDGE OF JURISDICTIONAL WETLANDS
 - SLOPE EASEMENT
 - DRAINAGE EASEMENT
 - SEWER EASEMENT
 - NITRATE EASEMENT (PER PLAN REF#2)
 - ACCESS EASEMENT

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- PROPOSED RIP RAP
- EXISTING LEDGE
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED COBBLESTONE
- PROPOSED GRAVEL TRENCH
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT
- PROPOSED DECK
- EXISTING DRAIN MANHOLE
- # OF PARKING SPACES
- PROPOSED 4" CHAIN LINK FENCE
- PROPOSED BITUMINOUS CURBING
- EXISTING HYDRANT
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED TREE LINE
- WETLAND SYMBOL
- EDGE OF JURISDICTIONAL WETLANDS
- LOT LINE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- PR. 3" WHITE PVC FENCE
- SHEET MATCHLINE
- PROPOSED GRATING
- PROPOSED LEDGE
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED COBBLESTONE
- PROPOSED GRAVEL TRENCH
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT
- PROPOSED DECK
- EXISTING DRAIN MANHOLE
- # OF PARKING SPACES

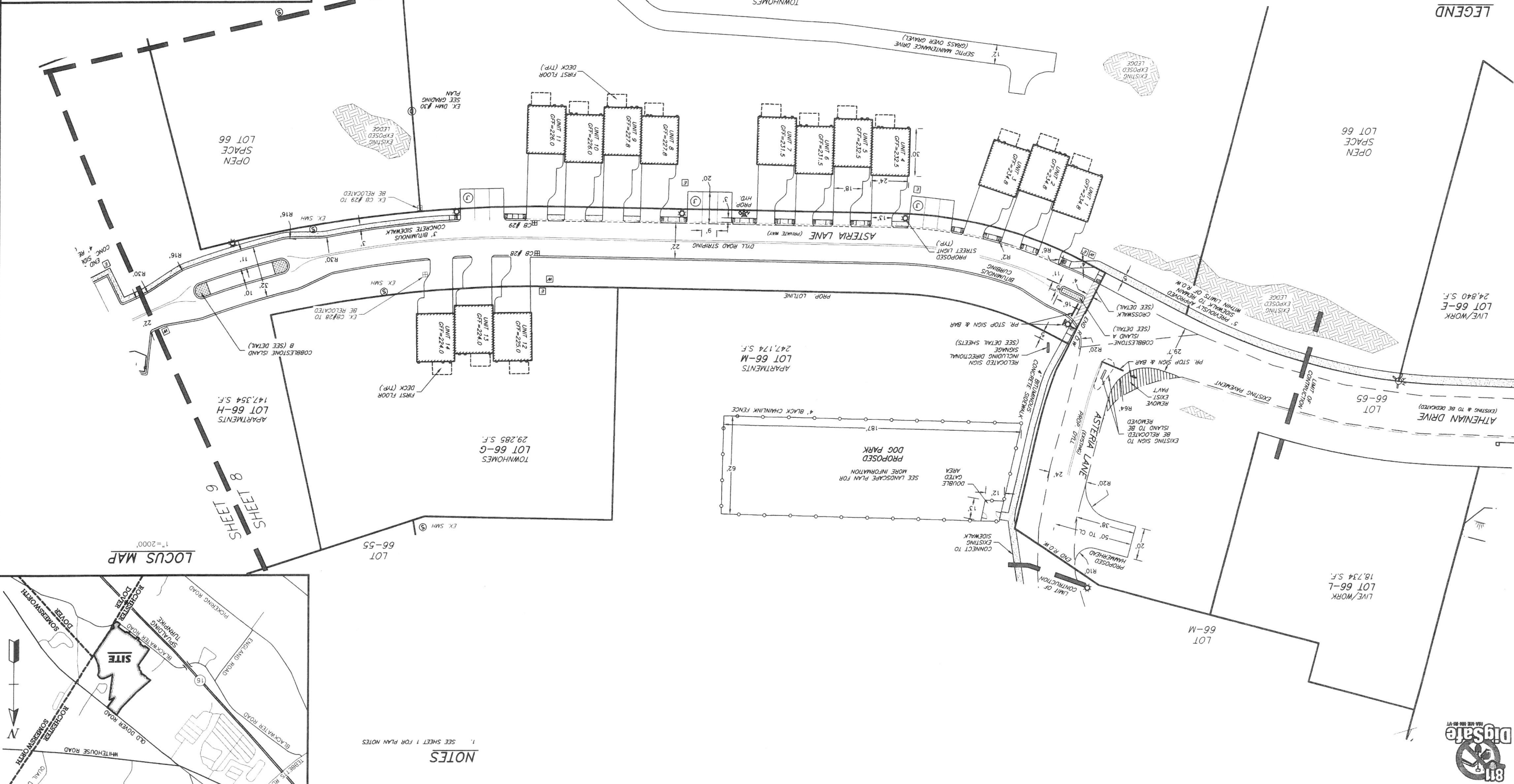
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1-29-19	REVISED PER TRG COMMENTS	KAM	A



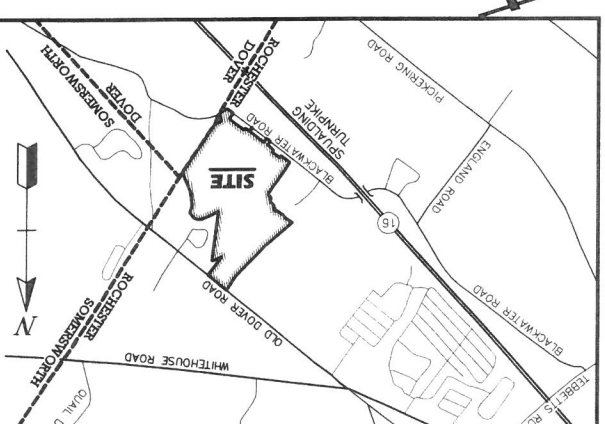
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Telephone: (603) 622-5533 Fax: (603) 622-4740
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SITE PLAN
PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'
JANUARY 8, 2019
SHEET 8 OF 34
DESIGN: ###
DRAWN: ###
CHECKED: ###
FB: ###
PG: ###
1130-04

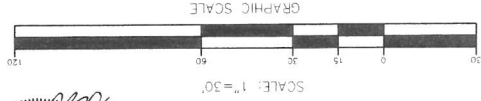


NOTES
1. SEE SHEET 1 FOR PLAN NOTES





DATE	DESCRIPTION	BY	REV.
1-29-19	REVISED PER TRG COMMENTS	KAW	A

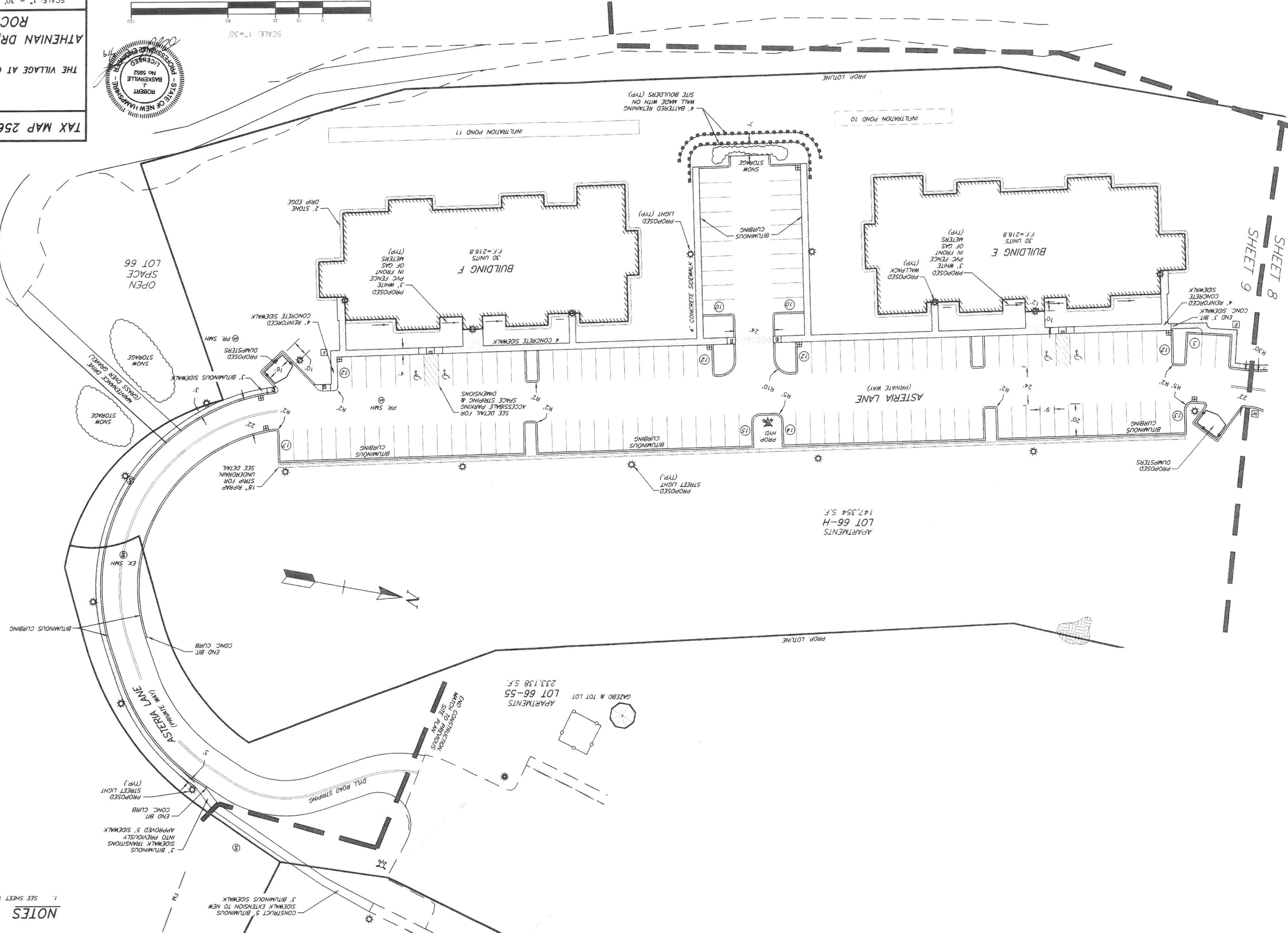


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SITE PLAN
PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH
SCALE: 1" = 30'
JANUARY 8, 2019
SHEET 9 OF 34
DESIGN: ###
DRAWN: ###
CHECKED: ###
P.C.: ###
1130-04

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

- LEGEND**
- PROPOSED WATER METER PIT
 - PROPOSED ELECTRIC PAD
 - # OF PARKING SPACES
 - EXISTING DRAIN MANHOLE
 - EXISTING SEWER MANHOLE
 - PROPOSED DECK
 - PROPOSED STREET LIGHT
 - PROPOSED GATE VALVE
 - SITE PLAN SNOW STORAGE
 - PROPOSED GRAVEL TRENCH
 - PROPOSED COBBLESTONE
 - PROPOSED SIDEWALK
 - PROPOSED BUILDING
 - EXISTING LEDGE
 - PROPOSED RIP RAP
 - SHEET MATCHLINE
 - PROPOSED RETAINING WALL
 - PR. 3" WHITE P.V.C. FENCE
 - PROPOSED 4" CHAIN LINK FENCE
 - PROPOSED BITUMINOUS CURBING
 - EXISTING ROADWAY
 - PROPOSED HYDRANT
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED TREE LINE
 - WETLAND SYMBOL
 - EDGE OF JURISDICTIONAL WETLANDS
 - LOT LINE
 - EXISTING SPOT GRADE 282.6x
 - PROPOSED SPOT GRADE 430.3
 - EXISTING CONTOUR 290
 - PROPOSED CONTOUR 290



NOTES
1. SEE SHEET 1 FOR PLAN NOTES

SYMBOL	DESCRIPTION
	WETLAND SYMBOL
	PROPOSED THREE LINE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED HYDRANT
	EXISTING ROADWAY
	PROPOSED BITUMINOUS CURBING
	ROAD CENTERLINE
	STATION NUMBERING FOR ROAD PROFILE
	PROPOSED SILT FENCE
	PROPOSED CHAIN LINK FENCE
	PR 3 WHITE PVC FENCE
	PROPOSED RETAINING WALL
	SHEET MATCHLINE
	PROPOSED RIP RAP
	EXISTING LEDGE
	PROPOSED BUILDING
	EXISTING DRAINAGE EASEMENT
	PROPOSED SEWER EASEMENT
	PROPOSED GATE VALVE
	EXISTING SEWER MANHOLE
	EXISTING DRAIN MANHOLE
	PROPOSED WATER SHUTOFF
	DRAINAGE FLOW ARROW
	PROPOSED DRAINAGE LINE
	EXISTING DRAINAGE LINE

THE PURPOSE OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN.

2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER AND SHALL BE BUILT IN A MANNER IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.

3. ALL DAMAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND RETAINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE RESPONSE ACTION BEFORE WORKING WITH THE CONTRACTOR WITHIN THE PROJECT AREA SHALL BE TAKEN BEFORE WORKING WITH THE CONTRACTOR WITHIN THE PROJECT AREA. BEFORE DIGGING:

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR PROTECTION OF ALL UTILITIES THAT WILL CONTACT ALL UTILTY COMPANIES OWNING UTILITIES WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL NOTIFY EACH COMPANY AT LEAST 72 HOURS BEFORE DIGGING.

6. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS CONSTRUCTION WORK AT ALL TIMES.

7. THE CONTRACTOR SHALL THOROUGHLY SECURE ALL EXCAVATIONS ON A DAILY BASIS AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.

8. CONTRACTOR SHALL VERIFY F.B.M. ELEVATION PRIOR TO THE START OF CONSTRUCTION.

9. ALL SLOPES AND VERTICALLY GREATER THAN 3:1 SHALL BE STABILIZED WITH WORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT) APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.

10. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, PONDS, AND SWALES PRIOR TO DIRECTING RUNOFF TO THEM.

11. ALL PROPOSED AND EXISTING CATCH BASINS WHICH MAY RECEIVE STORMWATER RUNOFF FROM PROTECTION OR SILT SOCKS (SEE DETAILS SHEETS).

12. THE CONTRACTOR SHALL PROVIDE OF ANY UNSUBSTANTIAL MATERIAL FOUND ON-SITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.

13. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLAN SET THROUGHOUT THE DURING CONSTRUCTION. IT BECOMES APPARENT THAT ADDITIONAL DESIGN CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY/TOWNSHIP.

14. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THIS PLAN SET, PREPARED BY DEFORD DESIGN CONSULTANTS, DOES NOT EXTEND TO OR OBLIGE DEFORD DESIGN OR REPRESENTATIVES OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES OF THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY BE SMALL OR HEREIN BE COMPONENTS OF THE CONSTRUCTION PROJECT WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REQUIREMENTS.

15. ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNALING ARRANGEMENTS, ACCEPTABLE TO N.H.D.O.T., LOCAL CITY/TOWNSHIP POLICE DEPARTMENT, AND DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

16. FINISH GROUND PRIOR TO INSTALLATION OF FINISHED PAVEMENT.

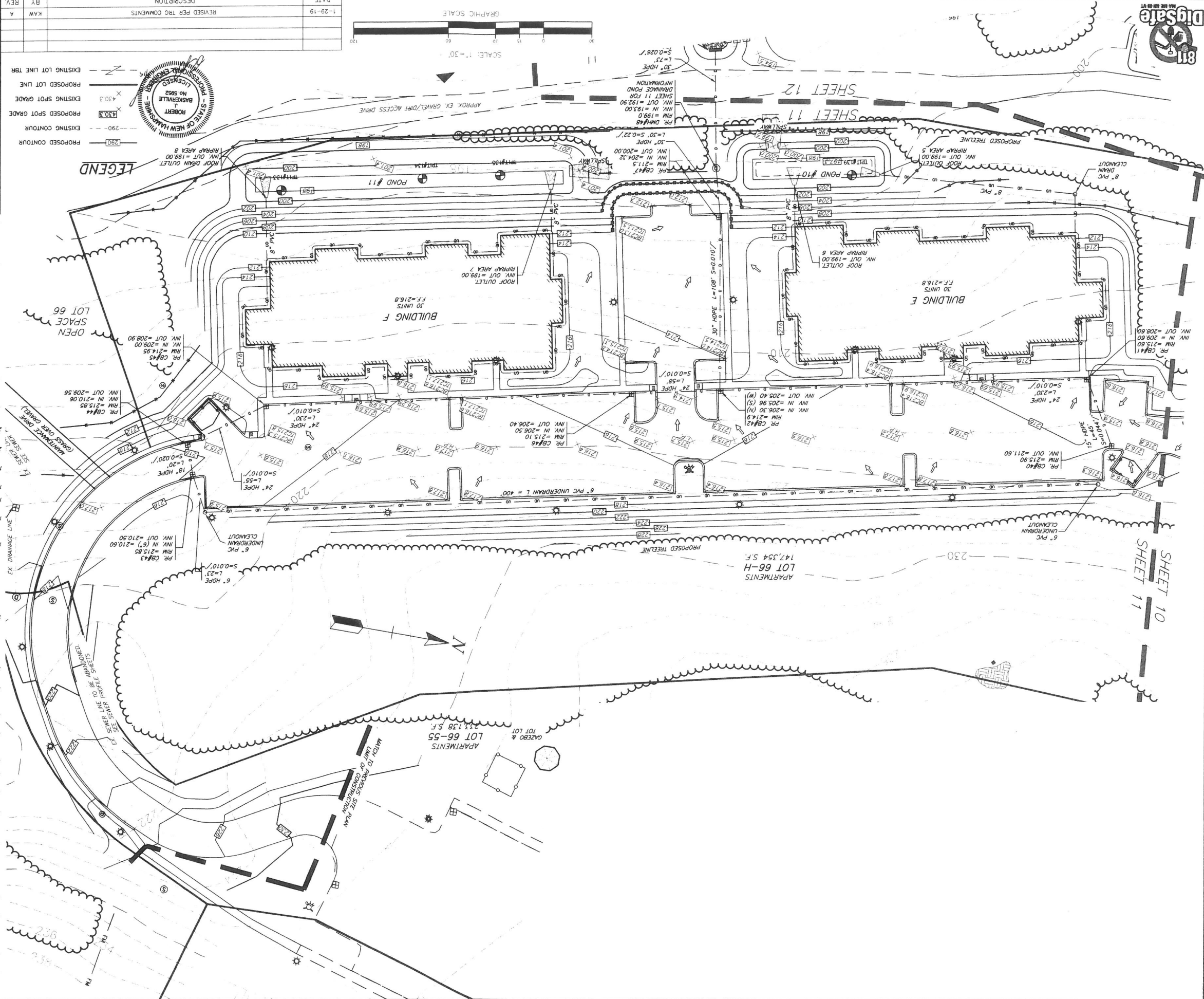
17. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE.

18. CONTRACTOR TO PROVIDE INSULATED PAVEMENT SURFACE FREE OF LOW SPOTS AND POUDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, RAMPAS, AND LOADING AREAS.

19. ALL ELEVATIONS SHOWN ON THE CURBS ARE TO THE BOTTOM OF THE CURB UNLESS OTHERWISE NOTED.

20. ALL SIDEWALK AND OTHER CURB DETAILS SHALL BE 6" INCHES WHERE SIDEWALK IS TO BE PLACED. THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".

21. THE FINISHED GRADE AT THE BOTTOM OF ALL ACCESSIBLE RAMPAS SHALL FLUSH WITH THE





- LEGEND**
- PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - EDGE OF JURISDICTIONAL WETLANDS
 - WETLAND SYMBOL
 - PROPOSED TREE LINE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN

- PROPOSED HYDRAULIC
- EXISTING ROADWAY
- PROPOSED BRUNNEN CURBING
- ROAD CENTERLINE
- STATION NUMBERING FOR ROAD PROFILE
- PROPOSED SILT FENCE
- PROPOSED 4' CHAIN LINK FENCE
- PR. 3' WHITE PLASTIC PRIVACY FENCE
- SHEET MATCHLINE
- PROPOSED RIP RAP
- EXISTING LEDGE
- PROPOSED BUILDING

DATE	DESCRIPTION	BY	REV
1-29-19	REVISED PER TRC COMMENTS	KAW	A

GRAPHIC SCALE

SCALE: 1" = 30'



GRADING PLAN

PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

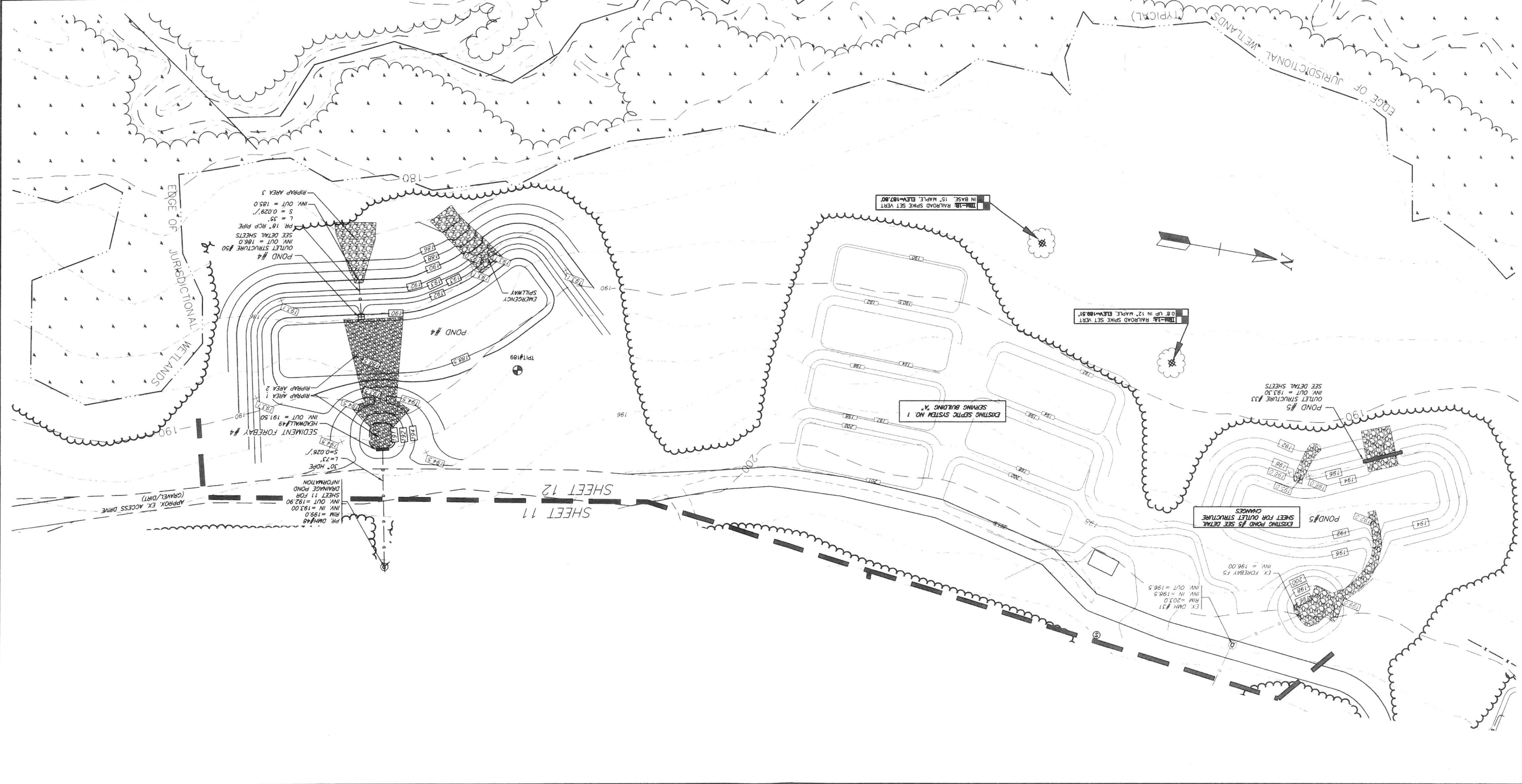
LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

DESIGN: _____
DRAWN: _____
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SHEET 12 OF 34

SCALE: 1" = 30'
JANUARY 8, 2019

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

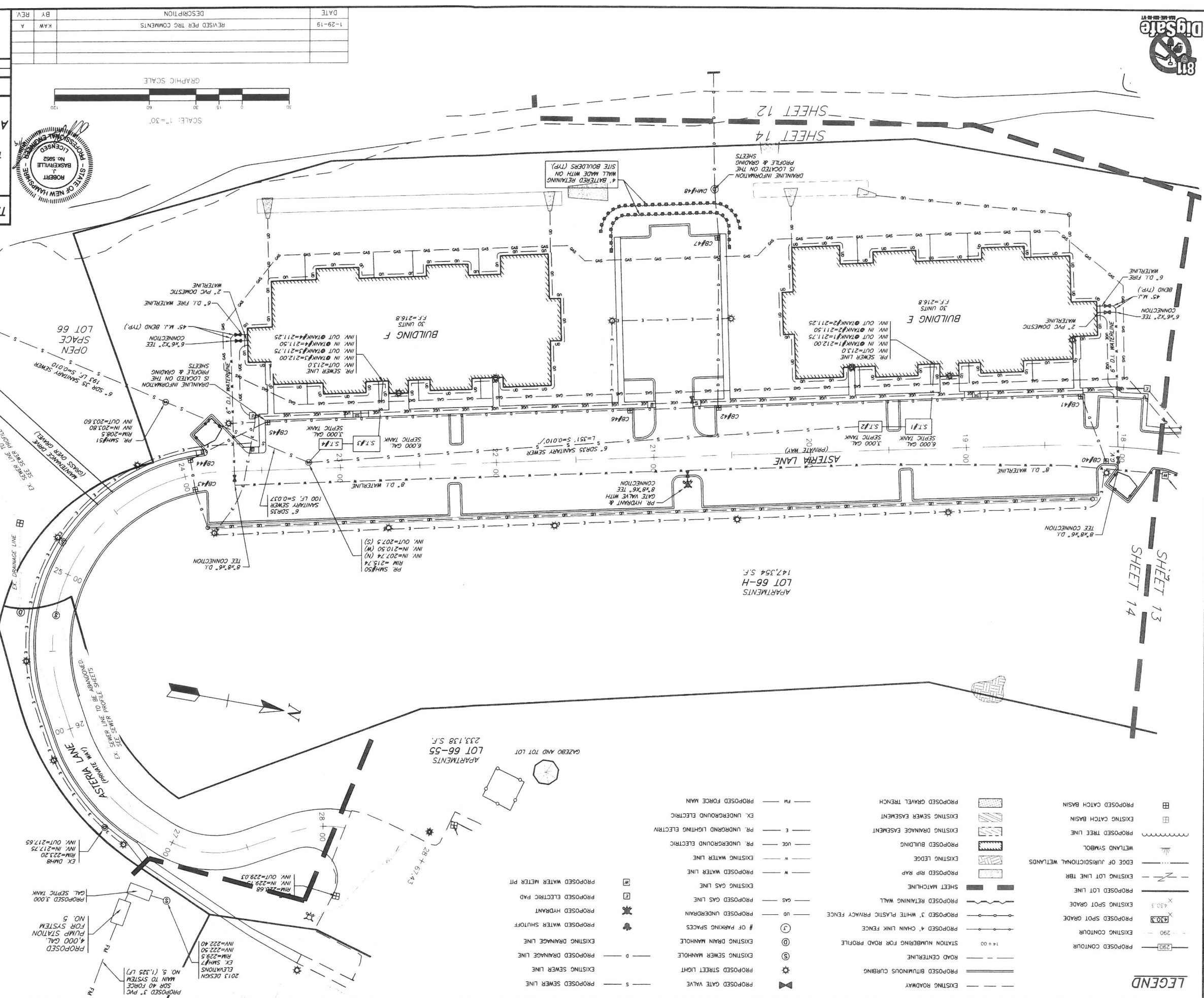
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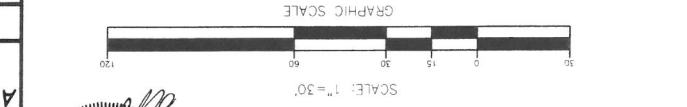


LEGEND

- EXISTING ROADWAY
- PROPOSED BRIMMUS CURBING
- ROAD CENTRLINE
- STATION NUMBERING FOR ROAD PROFILE
- PROPOSED 4" CHAIN LINK FENCE
- PROPOSED 3" WHITE PLASTIC PRIVACY FENCE
- EXISTING SPOT GRADE
- PROPOSED LOT LINE
- EXISTING LOT LINE TBR
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- PROPOSED TREE LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- # OF PARKING SPACES
- PROPOSED UNDERDRAIN
- EXISTING GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER SHUTOFF
- PROPOSED HYDRANT
- PROPOSED ELECTRIC PAD
- PROPOSED WATER METER PIT
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING DRAINAGE LINE
- PROPOSED DRAINAGE LINE
- PROPOSED WATER SHUTOFF
- PROPOSED HYDRANT
- PROPOSED ELECTRIC PAD
- PROPOSED WATER METER PIT
- PROPOSED FORCE MAIN
- PROPOSED GRAVEL TRENCH
- EXISTING SEWER EASEMENT
- EXISTING DRAINAGE EASEMENT
- PROPOSED BUILDING
- EXISTING LEDE
- PROPOSED RIP RAP
- SHEET MATCHLINE
- PROPOSED RETAINING WALL
- PROPOSED 3" WHITE PLASTIC PRIVACY FENCE
- PROPOSED 4" CHAIN LINK FENCE
- STATION NUMBERING FOR ROAD PROFILE
- ROAD CENTRLINE
- PROPOSED BRIMMUS CURBING
- EXISTING ROADWAY



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CHECKED: _____
DATE: JANUARY 8, 2019
SHEET 14 OF 34

SCALE: 1" = 30'

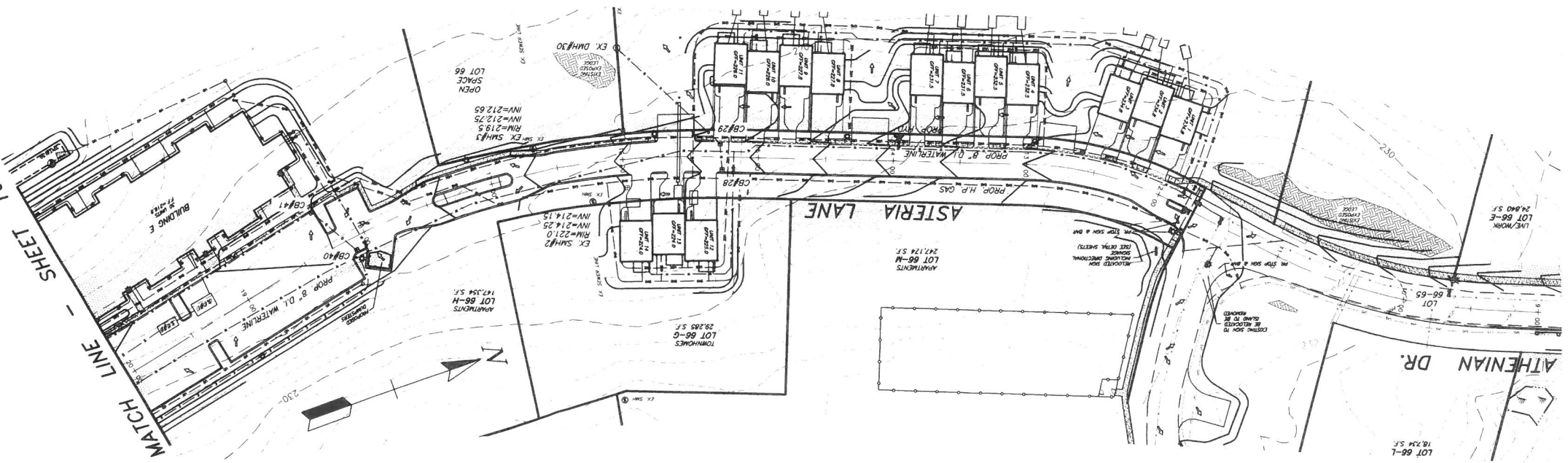
LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

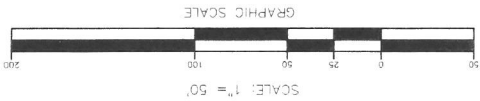
UTILITIES PLAN

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE UTILITY IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN FOR STORM DRAIN INFORMATION SEE GRADING PLAN.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PROTECTION OF ALL UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES.
5. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED AND 12" HIGH-DENSITY POLYETHYLENE PIPE, SMOOTH INTERIOR, OR APPROVED EQUAL UNLESS NOTED ON THE PLANS. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. ALL ROOF DRAINS FROM BUILDING SHALL BE CONSTRUCTED TO WITHIN 5' OF THE EXISTING FINISH GRADE. THE BUILDING LIMITS AS SHOWN ON THE PLANS SHALL BE PROVIDED WITH A TEMPORARY RAIL AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
7. ALL DRAINAGE AND SANITARY SEWER STRUCTURES INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SLUMPS WITH HOODS, UNLESS OTHERWISE NOTED.
8. ALL DRAINAGE STRUCTURES AND SEWER PIPES SHALL MEET HEAVY DUTY 12" TO 20" LOADING AND SHALL BE INSTALLED ACCORDINGLY.
9. NO FOUNDATION DRAINS, ROOF DRAINS, FLOOR DRAINS SHALL BE CONNECTED TO THE SEWER.
10. OPERATION AND MAINTENANCE OF THE SEWER SERVICE SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
11. THE MINIMUM SEWER TRENCH WIDTH SHALL BE AT LEAST 2 TIMES OUTER DIAMETER OF THE PIPE.
12. THE SEWER CONNECTIONS SHALL BE INSPECTED BY AUTHORIZED CITY OF ROCHESTER PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL BEFORE ANY BACKFILLING.
13. THE SEWER SERVICE MANHOLES SHALL BE VACUUM TESTED AND THE PNEUMATIC PRESSURE TESTED WITH AUTHORIZED CITY OF ROCHESTER PUBLIC WORKS AND/OR ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE AS A WITNESS.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SEWER CONSTRUCTION SPECIFICATIONS AND THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
15. A MAJOR RECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN ENGINEER, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
16. WATER MAINS TO BE 6" (MIN.) CLASS 52 CEMENT LINED DUCTILE IRON PIPE OR APPROVED EQUIVALENT. WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
17. GAS LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL UTILITY SPECIFICATIONS.
18. ANY FIELD UTILITY ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE OWNER PRIOR TO INSTALLATION.
19. ALL ELECTRICAL, TELEPHONE AND CABLE TV LINES ARE TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY SPECIFICATIONS.
20. ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.
21. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL PROPOSED BUILDING UTILITY CONNECTIONS WITH THE ARCHITECTURAL PLANS.
22. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY OF ROCHESTER.
23. CONTRACTORS SHALL COORDINATE ALL WORK WITH THE CITY OF ROCHESTER SUBCONTRACTORS, UTILITY COMPANIES, AND THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
24. LIMITS OF CLEARING SHALL BE FLAGGED BY THE CONTRACTOR AND INSPECTED BY TOWN STAFF PRIOR TO THE START OF THE CLEARING.
25. SEWER MAINS TO BE 6" SDR 35 PVC MEETING ASTM D3034 OR APPROVED EQUIVALENT.
26. CONTRACTOR TO CONFORM THE BENCHMARKS PRIOR TO COMMENCEMENT OF WORK.
27. ALL DRAINAGE AND SEWER PIPE DATA IS CALCULATED TO STRUCTURE CENTER, TYP.
28. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE DIMENSIONS WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND DIMENSIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION.
29. ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR ANY OTHER DRAWING AND/OR SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION.



TAX MAP 256A LOTS 66, 66-F TO H, M, & 65	
ROAD PROFILE	
PREPARED FOR/LAND OF: THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC	
LOCATED AT: ATHENIAN DR, OLD DOVER RD, BLACKWATER RD ROCHESTER & DOVER, NH	
SCALE: 1" = 50' HORIZ 1" = 5' VERT	
JANUARY 8, 2019 SHEET 15 OF 34	
DESIGN:	###
DRAWN:	###
CHECKED:	###
FB:	##
PG:	##
1130-04	
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NOTES:

1. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE TO ACTUAL PROTECTION AT AN EXPENSE TO THE CITY OF ROCHESTER.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE NEW YORK DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE SECTION 802 CATCH BASINS AND DRAIN MANHOLE SIZES SHALL CONFORM TO SECTION 804 ALL CATCH BASIN AND DRAIN MANHOLE GRATES SHALL CONFORM TO CITY OF ROCHESTER AND N.D.O.T. STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, UTILITY COMPANIES, AND THE CITY OF ROCHESTER, AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PERMITS, INSPECTIONS, AND MAINTENANCE/PROTECTION OF ALL TRAFFIC AND PEDESTRIANS.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY COMPANIES, AND SHALL ARRANGE FOR ALL REQUIRED INSPECTIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE DISCREPANCY.
7. THE APPLICANT/CONTRACTOR WILL NEED TO SUBMIT A MAINTENANCE/RECONSTRUCTION MEETING TO DISCUSS INSPECTION FEES, SCHEDULES, ETC.
8. WORK WITHIN THE CITY OF ROCHESTER'S RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. CONTRACTOR TO CONTACT THE PUBLIC WORKS DIVISION TO APPLY FOR THESE PERMITS. ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE AGREEMENTS, ACCEPTABLE TO N.D.O.T., ROCHESTER POLICE DEPARTMENT, AND ROCHESTER'S DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
10. LIMITS OF CLEARING SHALL BE FLAGGED BY APPLICANT AND INSPECTED BY CITY STAFF PRIOR TO THE START OF THE CLEARING.
11. DRAINAGE PIPES TO BE CORRELATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, SMOOTH INTERIOR AS MANUFACTURED BY AOS, INC. OR ENGINEER APPROVED EQUIVALENT UNLESS OTHERWISE NOTED ON THE PLANS.
12. SEWER MAINS TO BE 8" SDR 35 PCC RISING ASYM DRAIN OR APPROVED EQUIVALENT.
13. WATER MAINS TO BE 8" CLASS 52 CENTRIC LINED DUCTILE IRON PIPE OR APPROVED EQUIVALENT.
14. MATERIALS CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER SPECIFICATIONS.
15. CONTRACTOR TO CONFIRM THE BENCHMARKS PRIOR TO COMMENCEMENT OF WORK.
16. ALL DRAINAGE AND SEWER PIPE DATA IS CALCULATED TO STRUCTURE CENTER, TYP.
17. ALL ELECTRICAL, TELEPHONE, AND CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH APPLICABLE TELEPHONE, CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH PRELIMINARY ONLY AND SUBJECT TO FINAL UTILITY COMPANY REVIEW. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
18. ANY UTILITIES TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND CITY OF ROCHESTER MUNICIPAL SERVICES DEPARTMENT.
19. THE FINAL SIZE AND LOCATION OF THE GAS MAIN TO BE DETERMINED BY LOCAL UTILITY COMPANY.
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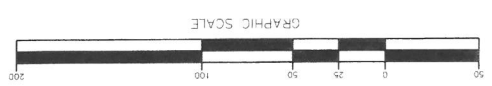
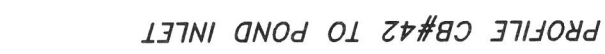
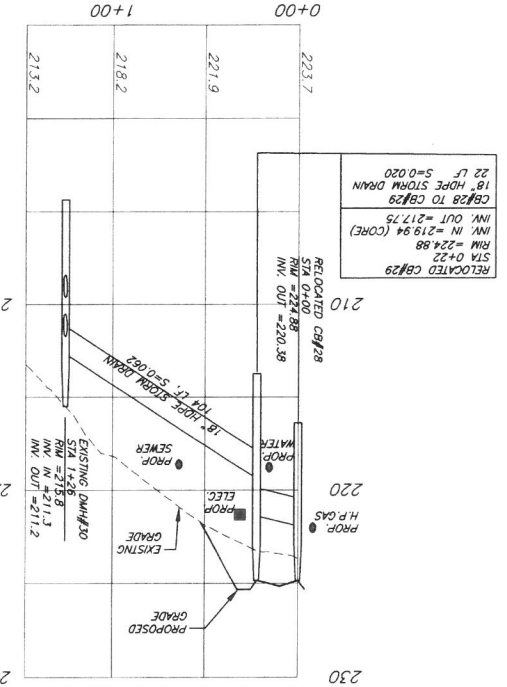
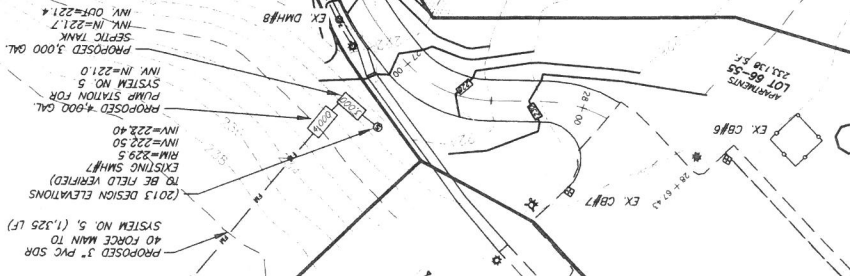
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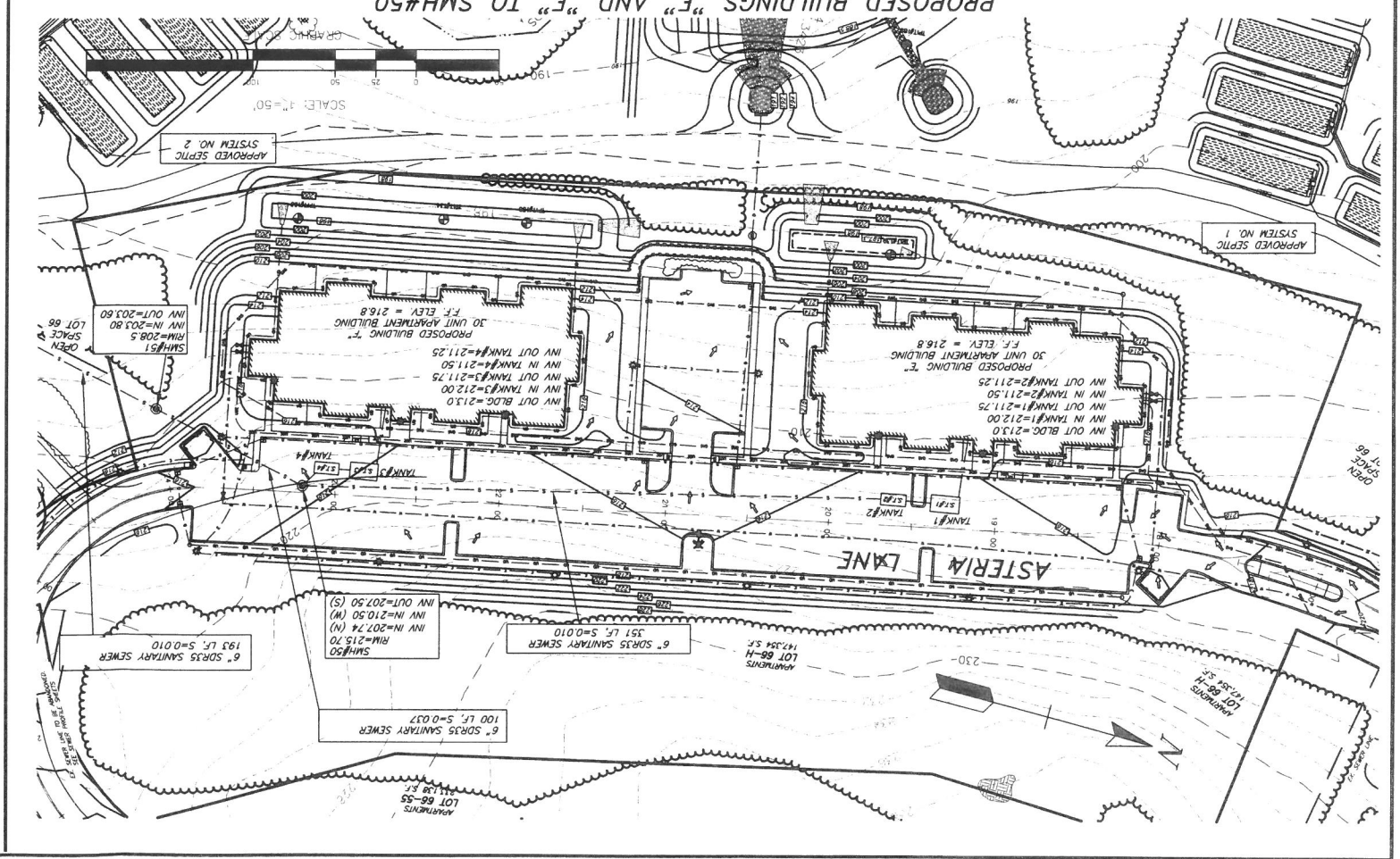
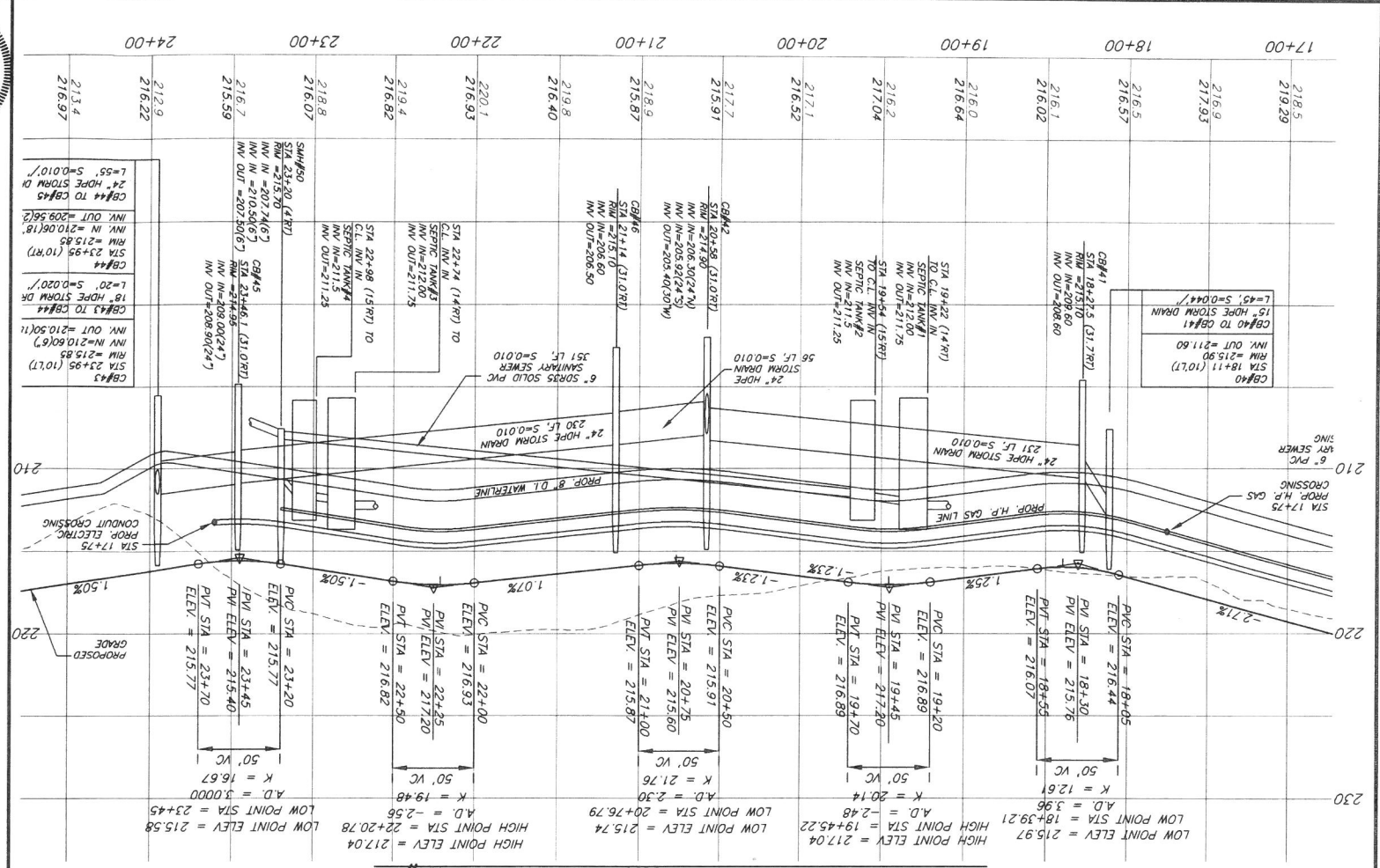
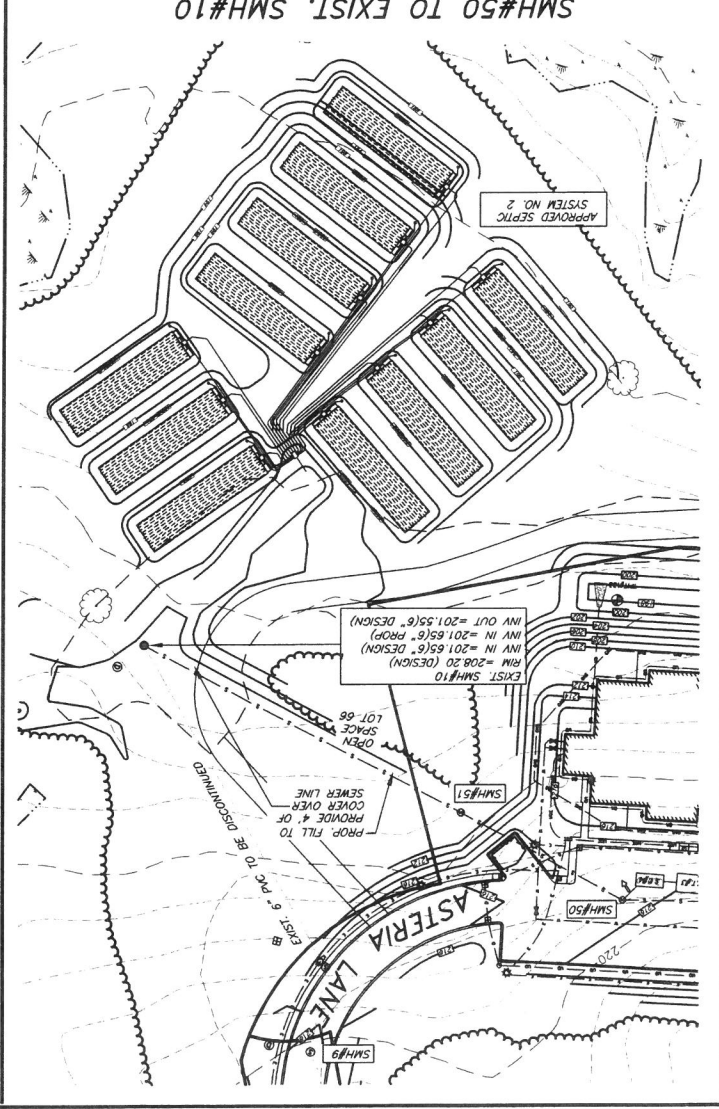
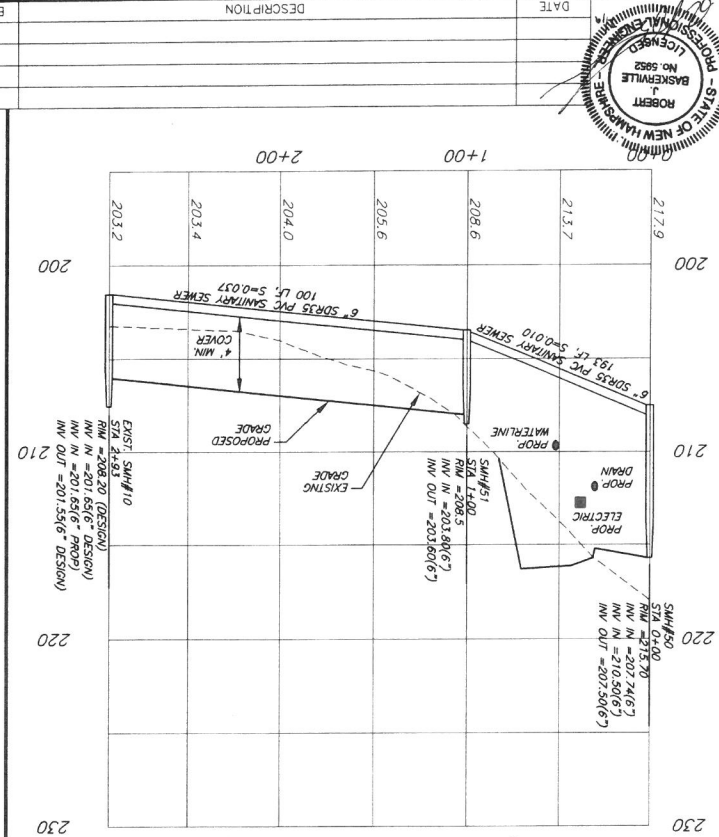
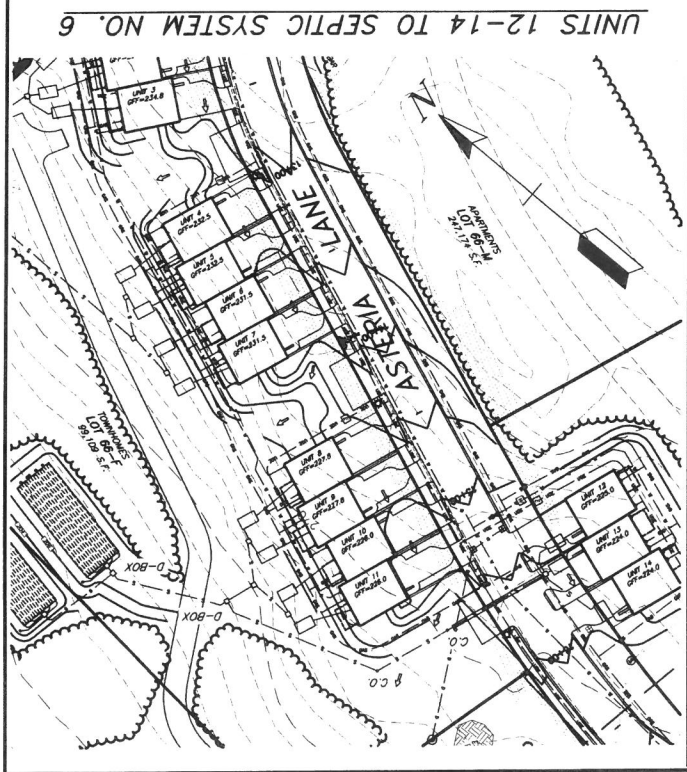
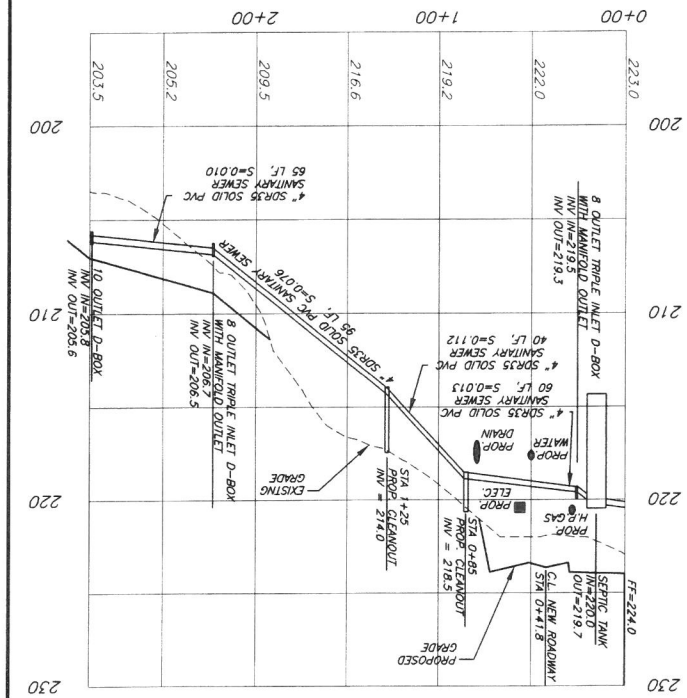
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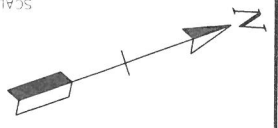
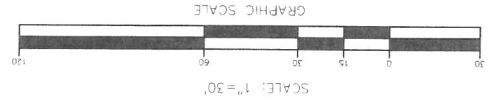
Bedford Design Consultants Inc.
 ENGINEERS AND SURVEYORS
 177 East Industrial Park Drive, Manchester, NH 03109
 Telephone: (603) 622-5533 Fax: (603) 622-4740
 www.bedforddesign.com

DESIGN: 1" = 5' HORIZ
 SCALE: 1" = 5' VERT
 CHECKED: JANUARY 8, 2019
 DRAWN: JANUARY 8, 2019
 SHEET 17 OF 34

SANITARY SEWER PROFILES
 PREPARED FOR/LAND OF:
 THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC
 LOCATED AT:
 ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
 ROCHESTER & DOVER, NH



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DESIGN: ###
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SCALE: 1" = 30'
JANUARY 8, 2019
SHEET 18 OF 34

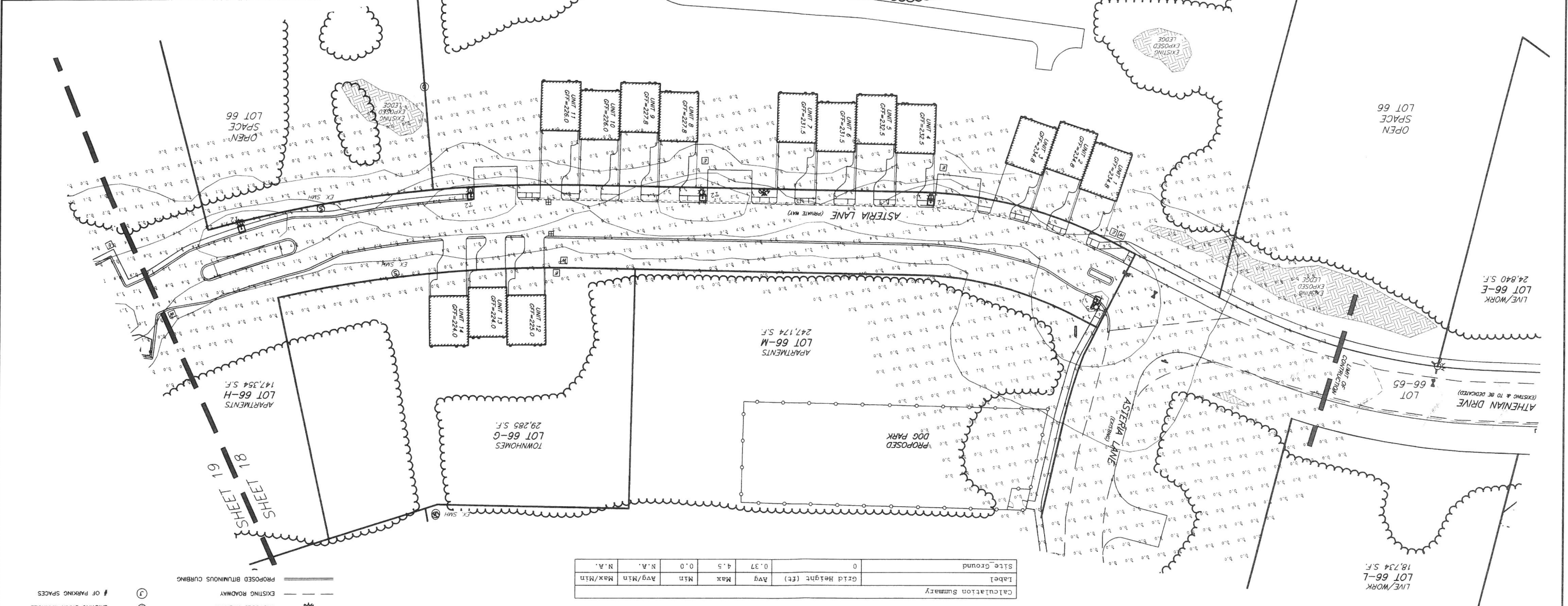
LOCATED AT:
ROCHESTER & DOVER, NH
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC
LIGHTING PLAN
TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

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Label	Grid Height (ft)	Avg	Max	Min	Avg/Min	Max/Min
Site Ground	0	0.37	4.5	0.0	N.A.	N.A.

Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LFP	BUG Rating	Description
5	T2	SINGLE	6904	60.07694	0.850	B1-U0-G2	Gardeo - P26-48L-400-NM-G2-2-HIS / mounted at 20ft
5	T3	SINGLE	6903	60.07694	0.850	B1-U0-G2	Gardeo - P26-48L-400-NM-G2-3-HIS / mounted at 20ft
5	T4	SINGLE	7200	60.07694	0.850	B1-U0-G2	Gardeo - P26-48L-400-NM-G2-4-HIS / mounted at 20ft
2	T5	SINGLE	9068	60.07694	0.850	B3-U0-G2	Gardeo - P26-48L-400-NM-G2-5 / mounted at 20ft
6	W1	SINGLE	3372	36.3	0.850	B1-U0-G1	Stonco - LPW16-7 / mounted at 12ft

GENERAL DISCLAIMER:
Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements do not match the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

NOTE TO REVIEWER:
Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation Factor (LLD) from current lamp manufacturer's catalog, a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

Philips Gaudo Perform LED area medium PSE features a sleek, low profile design and optimal performance. Pure form and medium is designed to achieve maximum light output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

LEGEND

PROPOSED 4' CHAIN LINK FENCE

PR. 3' WHITE PVC FENCE

PROPOSED RETAINING WALL

SHEET MATCHLINE

PROPOSED RIP RAP

EXISTING LEDGE

PROPOSED BUILDING

EDGE OF JURISDICTIONAL WETLANDS

WETLAND SYMBOL

PROPOSED TREE LINE

EXISTING CATCH BASIN

PROPOSED CATCH BASIN

PROPOSED HYDRANT

PROPOSED BRUNNUS CURBING

PROPOSED 2' CHAIN LINK FENCE

PROPOSED 4' CHAIN LINK FENCE

PROPOSED 6' CHAIN LINK FENCE

PROPOSED 8' CHAIN LINK FENCE

PROPOSED 10' CHAIN LINK FENCE

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PROPOSED 998' CHAIN LINK FENCE

PROPOSED 1000' CHAIN LINK FENCE

JOB NAME: Village at Clark Brook
APPS: TJ
SALES: LC

177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

ENGINEERS AND SURVEYORS

Bedford Design Consultants Inc.

DESIGN: ###

DRAWN: ###

CHECKED: ###

DATE: 1130-04

SCALE: 1" = 30'

JANUARY 8, 2019

SHEET 19 OF 34

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

LIGHTING PLAN

PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

DATE	DESCRIPTION	BY	REV.
1-29-19	REVISED PER TRG COMMENTS	KAW	A

PROPOSED DRAINAGE LINE

PROPOSED SEWER LINE

PR. UNDERGROUND LIGHTING ELECTRIC

PR. UNDERGROUND ELECTRIC

PROPOSED WATER LINE

PROPOSED GAS LINE

PROPOSED UNDERDRAIN

OF PARKING SPACES

EXISTING DRAIN MANHOLE

EXISTING SEWER MANHOLE

PROPOSED STREET LIGHT

PROPOSED GATE VALVE

PROPOSED GRAVEL TRENCH

PROPOSED BUILDING

EXISTING LEDGE

PROPOSED R/P RAP

SHEET MATCHLINE

PROPOSED RETAINING WALL

PR. 3" WHITE PVC FENCE

PROPOSED 4" CHAIN LINK FENCE

PROPOSED BITUMINOUS CURBING

EXISTING ROADWAY

PROPOSED HYDRANT

PROPOSED CATCH BASIN

EXISTING CATCH BASIN

PROPOSED TREE LINE

WETLAND SYMBOL

EDGE OF JURISDICTIONAL WETLANDS

EXISTING LOT LINE TBR

PROPOSED LOT LINE

EXISTING SPOT GRADE

PROPOSED SPOT GRADE

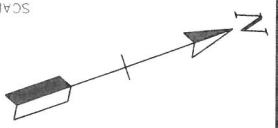
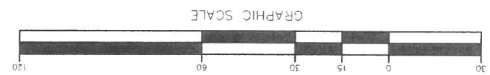
EXISTING CONTOUR

PROPOSED CONTOUR

LEGEND

SHEET 19
SHEET 18

DATE	DESCRIPTION	BY	REV



99 107
SPACE
LOT 66

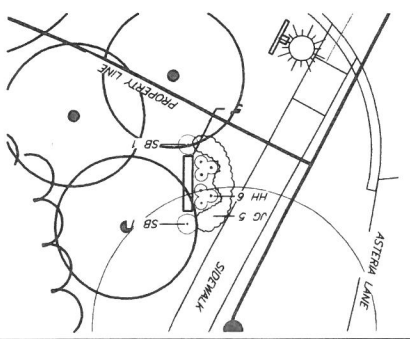
LIVE/WORK
LOT 66-E
24,840 S.F.

59-99 107

LIVE/WORK
LOT 66-1
18,734 S.F.

SEE 2011 SITE PLAN
FOR APPROVED STREET
TREES.

SIGN LANDSCAPING



OPEN
SPACE
LOT 66

PROPOSED TOWNHOMES
LOT 66-F
99,109 S.F.

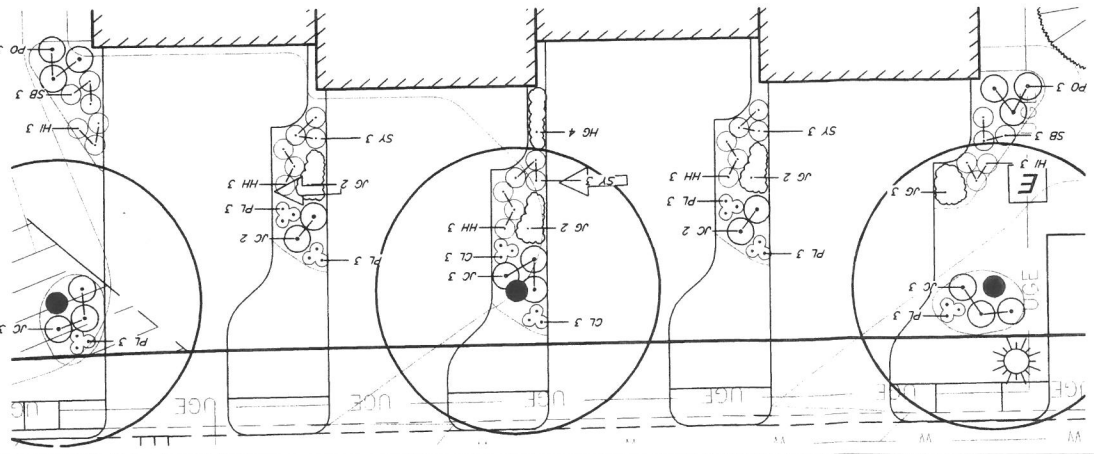
74 S.F.
66-M
MENTS

OPEN
SPACE
LOT 66

APARTMENTS
OT 66-H
#7,354 S.F.

SHEET 21

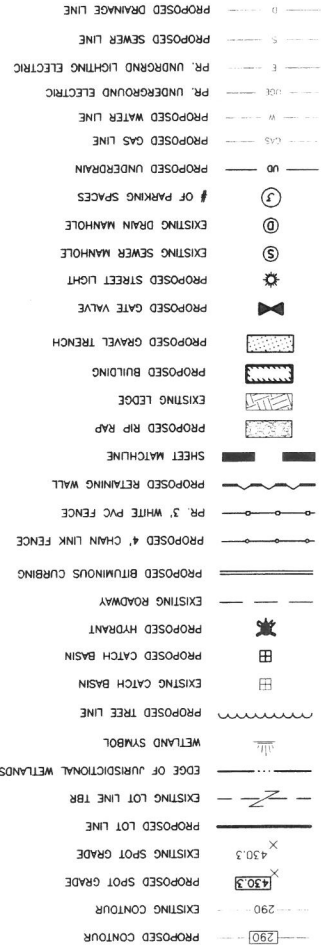
TOWNSHIP LANDSCAPING FOR 4 UNIT BUILDING



LEGEND

- | SYMBOL | DESCRIPTION |
|--------|------------------------------|
| | PROPOSED 4' CHAIN LINK FENCE |
| | PR. 3' WHITE PVC FENCE |
| | PROPOSED RETAINING WALL |
| | SHEET MATCHLINE |
| | PROPOSED RIP RAP |
| | EXISTING LEDGE |
| | PROPOSED BUILDING |
| | PROPOSED GRAVEL TRENCH |
| | PROPOSED GATE VALVE |
| | PROPOSED STREET LIGHT |
| | EXISTING SEWER MANHOLE |
| | EXISTING DRAIN MANHOLE |
| | # OF PARKING SPACES |
| | PROPOSED BRIMINOUS CURBING |
| | PR. UNDERGROUND LIGHTING |
| | PROPOSED WATER LINE |
| | PROPOSED GAS LINE |
| | PR. UNDERGROUND LIGHTING |
| | PROPOSED SEWER LINE |
| | PROPOSED DRAINAGE LINE |

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65			
LANDSCAPE PLAN			
PREPARED FOR/LAND OF:			
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC			
LOCATED AT:			
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD			
ROCHESTER & DOVER, NH			
SCALE: 1" = 30'		JANUARY 8, 2019	
DRAWN:	CHECKED:	FB	PG.
###	###	##	##
1130-04		SHEET 20 OF 34	
			
ENGINEERS AND SURVEYORS 177 East Industrial Park Drive Rochester, NH 03108 Telephone: (603) 822-5533 Fax: (603) 622-4740			
A		KAW	



LANDSCAPE NOTES:

1. SEE DETAIL SHEETS FOR LANDSCAPE NOTES.
2. ENTRANCE TO BUILDING E & F ARE MIRROR IMAGES OF OTHERS.
3. PLEASE SEE DETAIL SHEET FOR PLANNING LIST AND DETAILS.
4. PLANTS WERE SELECTED FROM THE 2012 LIST.
5. NURSERY'S CATALOG.
6. PERMITS FOR BOTH TOWERS NUMBER OF SHRUBS AND ENTRANCES E & F.
- FINAL LOCATION OF PLANTS SHALL BE PRESENT TO APPROVE.

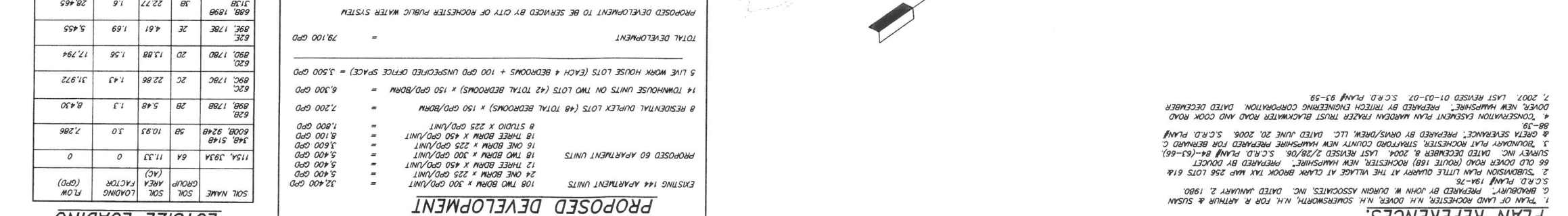
SOIL NOTES:

THIS DETAILED SITE-SPECIFIC REPORT WAS PERFORMED ON 10/13-12/11 BY PETER S. SCHAEFER, CERTIFIED SOIL SCIENTIST #038 OF SCHAEFER ENVIRONMENTAL CONSULTANTS, LLC IN OGDON, NEW HAMPSHIRE, CONFORMING TO THE STANDARDS OF ASSOCIATE PROFESSIONAL SOIL SCIENTISTS. THE NAME OF THE SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE, 1985 WAS AMENDED. SITE-SPECIFIC SOIL MAPPING STANDARDS FOR SOIL MAPPING ENVI-105 HAS BEEN REPEARED TO COMPLY WITH FOL LOWING REQUIREMENTS OF RSA 458:45-A7 AND NHDES ENVI-105. ULTRAFILTRATION AND INTERPRETATIONS. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL, LEGEND, AND

SOIL NOTES:



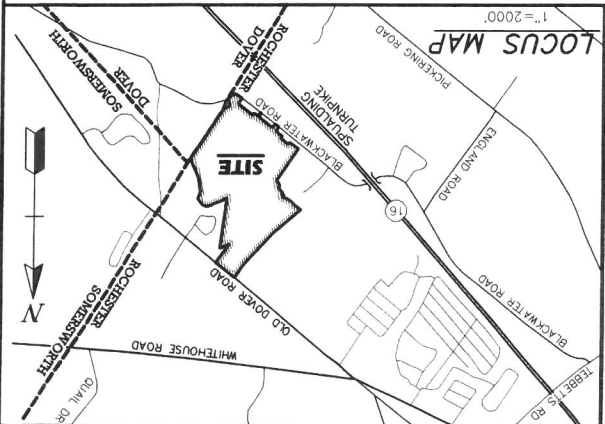
11,700 GPD -
CA 2013113251)
5
GPD
GPD
FT
213 FT
107 FT



EXISTING 144 APARTMENT UNITS	108 TWO BDRM X 300 GPD/UNIT	=	32,400 GPD
PROPOSED 60 APARTMENT UNITS	24 ONE BDRM X 225 GPD/UNIT	=	5,400 GPD
	12 THREE BDRM X 450 GPD/UNIT	=	5,400 GPD
	24 ONE BDRM X 300 GPD/UNIT	=	7,200 GPD
	18 THREE BDRM X 450 GPD/UNIT	=	8,100 GPD
	18 TWO BDRM X 225 GPD/UNIT	=	4,050 GPD
	8 STUDIO X 225 GPD/UNIT	=	1,800 GPD
8 RESIDENTIAL DUPLEX LOTS (48 TOTAL BEDROOMS X 150 GPD/BDRM		=	7,200 GPD
14 TOWNHOUSE UNITS ON TWO LOTS (42 TOTAL BEDROOMS X 150 GPD/BDRM		=	6,300 GPD
5 LIVE WORK HOUSE LOTS (EACH 400 GPD UNDESIGNATED OFFICE SPACE) =		=	3,500 GPD
TOTAL DEVELOPMENT		=	79,100 GPD
PROPOSED DEVELOPMENT TO BE SERVED BY CITY OF ROCHESTER PUBLIC WATER SYSTEM			

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE INDICES LOT SIZE LOCATED REEF ERM W/ 100% (2014) AND THE PRIVATE SETBACKS ASSOCIATED WITH THE PROPOSED CONSTRUCTION OF ROCHESTER SHUTS.
2. PREVIOUS WHITES STREET SUBDIVISION APPROVED NO. SA 201501016 WAS APPROVED FOR THE 144 PARCELS OF 144 PARCELS (LANDS CONVEYED), 9 DUFFEL LOTS, 5. THIS PROJECT IS SERVED BY CITY OF ROCHESTER PUBLIC WATER.
4. THE PREVIOUS PHASE OF THE PROJECT INVOLVED THE CONSTRUCTION OF FOUR APARTMENT BUILDINGS (BUILDINGS "A", "B", "C" AND "D") SERVED BY APPROVED COMMUNITY SEPTIC SYSTEMS NO. 1 (C620111312551), NO. 2 (C620111312552), AND NO. 4 (C620111312526). THE CURRENTLY OCCUPIED AND OPERATIONAL SYSTEMS AND APARTMENT BUILDINGS WERE CONSTRUCTED IN 2016-2017 AND ARE
5. EXISTING APARTMENT BUILDINGS "B" AND "C" (CURRENTLY SERVED BY EXISTING SEPTIC SYSTEM NO. 2) WILL BE DIRECTED TO THE EXISTING SEPTIC SYSTEM NO. 5 BY DRAINING FLOW FROM THE EXISTING SHAFT. THE PUMP STATION AND THE PUMP STATION TO DIRECT FLOW FROM BUILDINGS "B" AND "C" TO NEW SYSTEM NO. 5.
6. SEWER FLOW FROM PROPOSED BUILDINGS "E" AND "F" SHALL BE DIRECTED BY GRAVITY TO EXISTING SEPTIC SYSTEM NO. 2. THE BUILDINGS SHALL BE CONSTRUCTED AND ASSOCIATED SEWER MAINS AND SEWER LINES SHALL BE INSPECTED BY INDICES PRIOR TO CERTIFICATE OF OCCUPANCY PERMIT BEING ISSUED FOR THE NEW BUILDINGS.



REBARBAR, prepared by JOHN W. DURGIN ASSOCIATES, INC. DATED JANUARY 2, 1980.
C.R.D. PLANS 19A-76
STUDIOSHIP PLAIN VILLAGE AT CLARK BROOK TWP MAP 256 LOT5 614
ROUTE 108 DOVER ROAD (ROUTE 108) ROCHESTER, NEW HAMPSHIRE, prepared by DOUGET
GUYTON SHERMAN, prepared by DOUGLAS/OREN LLC DATED JUNE 20, 2006. C.R.D. PLANS
8-35
CONSTRUCTION EASEMENT PLAN WADSWORTH FLETCHER TRUST BLOCKMART ROAD AND COOK ROAD
DOVER, NEW HAMPSHIRE, prepared by TRITECH ENGINEERING CORPORATION, DATED DECEMBER
2007. LAST REVISED 01-03-07. C.R.D. PLANS 919-95

DATE	1/29/19	REVISED PER STAFF COMMENTS
BY	KAW	
REV	A	

DESIGN:	CAD	1130-04
DRAWN:	PC	
CHECKED:	FB	
DATE:	JANUARY 8, 2019	
SHEET:	23 OF 34	

TAX MAP 256 LOT 66 THRU 66-60
NHDES LOT LOADING PLAN
THE VILLAGE AT CLARK BROOK
PREPARED FOR & LAND OF:
VILLAGE OF CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC
LOCATED AT:
OLD DOVER RD. & BLACKWATER RD.
ROCHESTER & DOVER, NH
SCALE: 1" = 100'
JANUARY 8, 2019
SHEET 23 OF 34
DESIGN: CAD
DRAWN: PC
CHECKED: FB
DATE: JANUARY 8, 2019
SHEET 23 OF 34
1130-04

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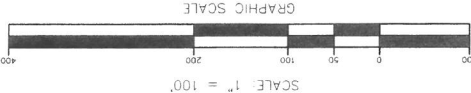
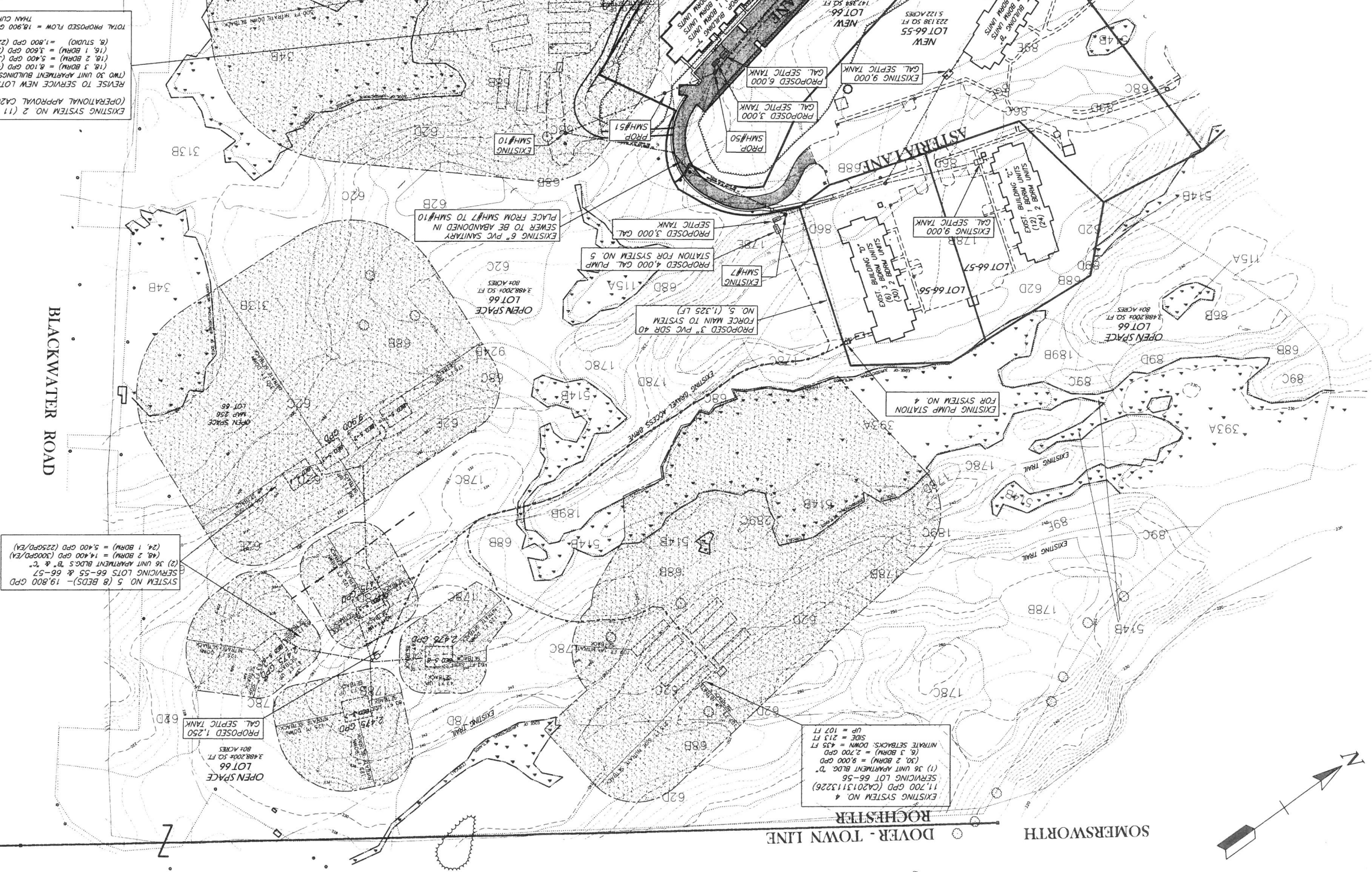
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EXISTING SYSTEM NO. 2 (11 BEDS) 19,800 GPD
(OPERATIONAL CA2013113223)
REUSE TO SERVICE NEW LOTS
(TWO 30 UNIT APARTMENT BUILDINGS "E" AND "F")
(18, 2 BDRM) = 8,100 GPD (450 GPD/EA)
(18, 1 BDRM) = 3,600 GPD (225 GPD/EA)
(6, STUDIO) = 1,800 GPD (225 GPD/EA)
TOTAL PROPOSED FLOW = 19,800 GPD (900 GPD LESS
THAN CURRENTLY APPROVED FLOW)

SYSTEM NO. 5 (8 BEDS) - 19,800 GPD
(24, 1 BDRM) = 5,400 GPD (225 GPD/EA)
(16, 2 BDRM) = 14,400 GPD (300 GPD/EA)
(2, 30 UNIT APARTMENT BLDGS. "B" & "C")

EXISTING SYSTEM NO. 4
11,700 GPD (CA2013113226)
(30, 2 BDRM) = 9,000 GPD
(6, 3 BDRM) = 2,700 GPD
NITRATE SETBACKS: DOWN = 435 FT
SIDE = 213 FT
UP = 107 FT

SOIL LEGEND:

SYMBOL	MAP UNIT	DESCRIPTION
174B	POORLY	WATERWASH LOAMY SAND
174C	POORLY	CLAYEY SAND
174D	POORLY	CLAYEY SILT
174E	POORLY	CLAYEY SILT
174F	POORLY	CLAYEY SILT
174G	POORLY	CLAYEY SILT
174H	POORLY	CLAYEY SILT
174I	POORLY	CLAYEY SILT
174J	POORLY	CLAYEY SILT
174K	POORLY	CLAYEY SILT
174L	POORLY	CLAYEY SILT
174M	POORLY	CLAYEY SILT
174N	POORLY	CLAYEY SILT
174O	POORLY	CLAYEY SILT
174P	POORLY	CLAYEY SILT
174Q	POORLY	CLAYEY SILT
174R	POORLY	CLAYEY SILT
174S	POORLY	CLAYEY SILT
174T	POORLY	CLAYEY SILT
174U	POORLY	CLAYEY SILT
174V	POORLY	CLAYEY SILT
174W	POORLY	CLAYEY SILT
174X	POORLY	CLAYEY SILT
174Y	POORLY	CLAYEY SILT
174Z	POORLY	CLAYEY SILT
175A	POORLY	CLAYEY SILT
175B	POORLY	CLAYEY SILT
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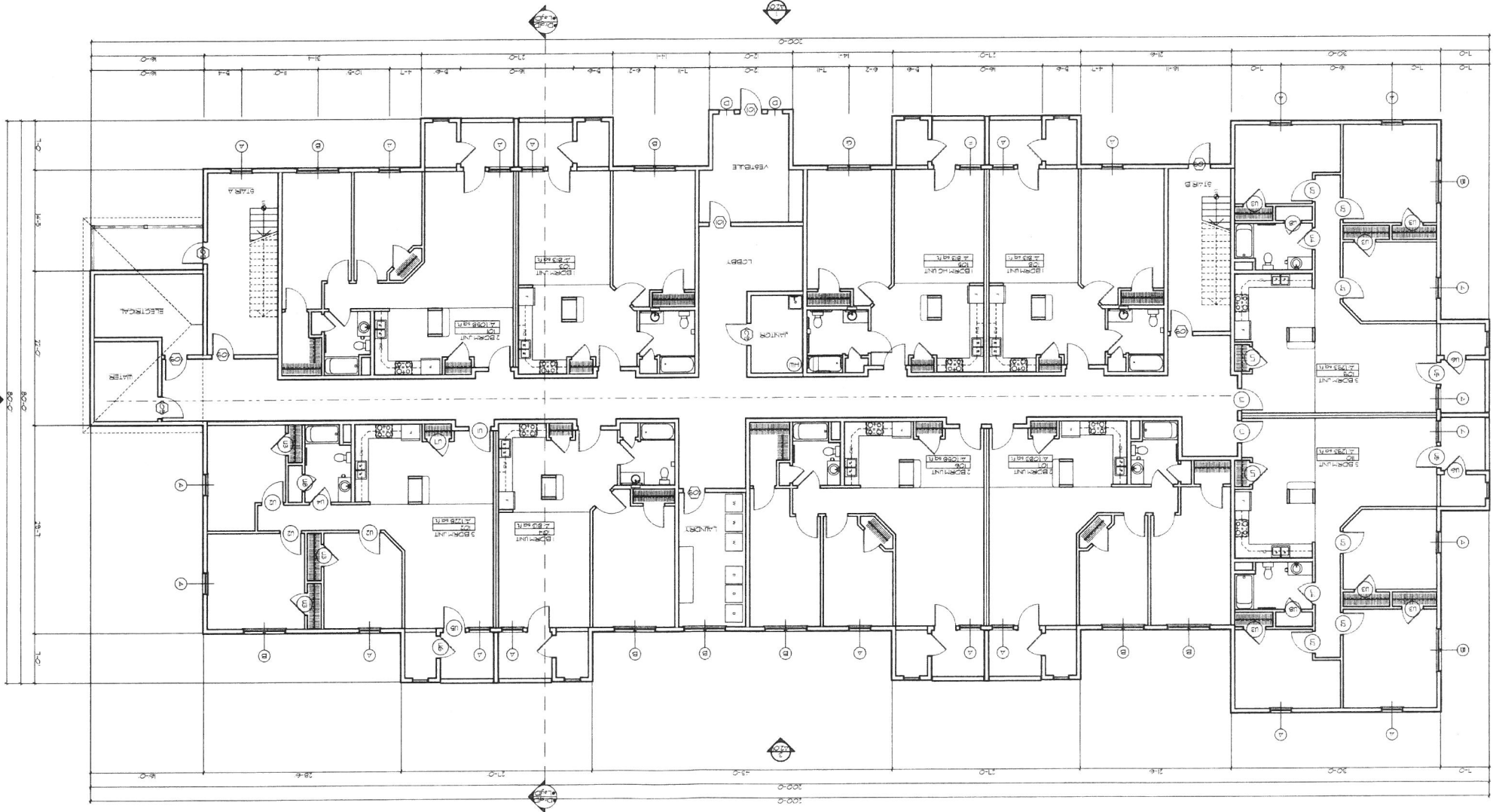
9-10-2018

A1.01

BLINNELL & JOHNSON
ARCHITECTS
MANCHESTER, NH
1001 10th Street
Manchester, NH 03101
(603) 622-5533
Fax: (603) 622-5534

VILLAGE AT CLARK BROOK #2
ROCHESTER, NEW HAMPSHIRE
MANCHESTER, NEW HAMPSHIRE
BUILDINGS & E
9 FLOORS, 2 LOTS, 2 UNITS

1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



TAX MAP 256A LOTS 66, 66-F TO H, M, & 65	
APARTMENT FLOOR PLANS	
PREPARED FOR/LAND OF: THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC	
LOCATED AT: ATHENIAN DR, OLD DOVER RD, BLACKWATER RD ROCHESTER & DOVER, NH	
SCALE: 1" = 30'	
SHEET 24 OF 34	
JANUARY 8, 2019	
DESIGN: ###	DRAWN: ###
CHECKED: ###	PG: ###
1130-04	

DATE	DESCRIPTION	BY	REV
1-29-19	REVISED PER TRG COMMENTS	KAW	A

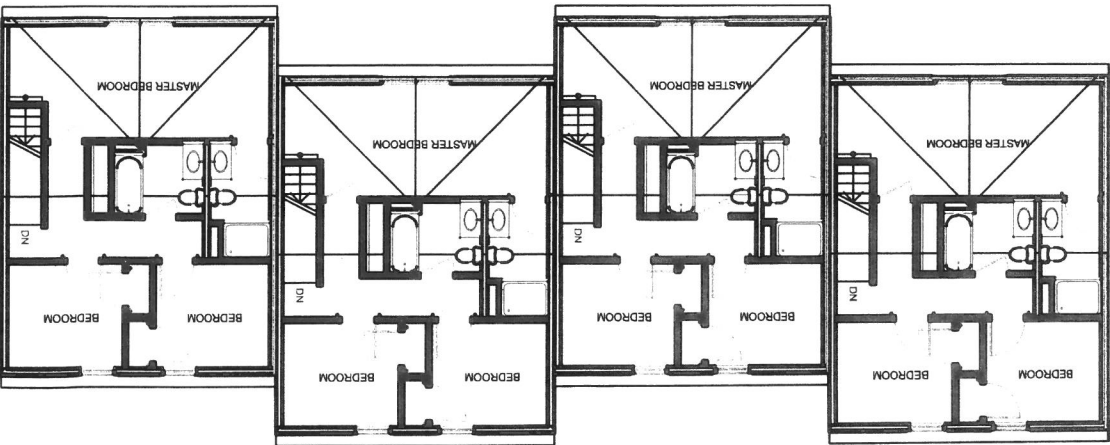
Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS

177 East Industrial Park Drive, Manchester, NH 03109

Telephone: (603) 622-5533 Fax: (603) 622-4740

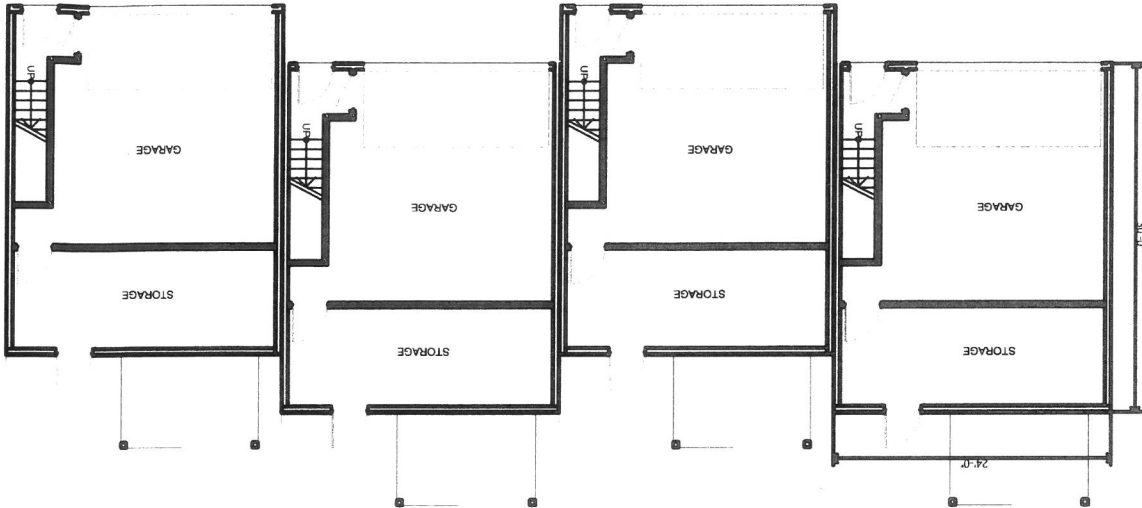
www.bedforddesign.com



SECOND FLOOR



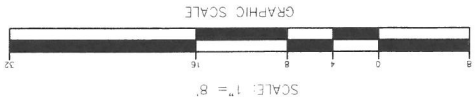
FIRST FLOOR



BASEMENT FLOOR

DATE	DESCRIPTION	BY	REV.
1/29/19	REVISED PER STAFF COMMENTS	CAF	A

I, HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
I, HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(1.) AND THAT ALL UNITS DEPICTED HEREON AS COMPLETE HAVE BEEN SUBSTANTIALLY COMPLETED.
DATE 2-12-19
LICENSED LAND SURVEYOR SEAL



APPROVED BY THE ROCHESTER PLANNING BOARD
ON _____ SIGNED BY: _____
(NAME) _____
(POSITION) _____

NOTES

1. OWNER OF RECORD:
ROCHESTER TAX MAP 256 LOTS 66-G & 66-F
CBDA DEVELOPMENT LLC
1662 ELM STREET
MANCHESTER, NH 03101
BOOK 3873 PAGE 683 &
BOOK 3676 PAGE 464

2. THESE PROPERTIES ARE SUBJECT TO THE "DECLARATION OF CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE VILLAGE OF CLARK BROOK, ROCHESTER, NEW HAMPSHIRE" RECORDED IN SCRD BOOK 4337 PAGE 909.

3. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED FLOOR PLAN FOR THE CONDOMINIUM UNITS PER RSA 356-B.

4. SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL IS CONDITIONED ON FAITHFUL AND DILIGENT APPEALANCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

5. A RESERVATION OF LAND WAS MADE IN S.C.R.D. BOOK 747, PAGE 260 BY EDWARD J. BRYAN FOR THE AREA ON WHICH TWO OF JAMES EDNEY'S FRIENDS ARE BURIED AND ANOTHER AREA WHERE ANOTHER FRIEND IS BURIED. THE EXACT LOCATIONS OF SAID BURIAL GROUNDS ARE UNKNOWN BUT BELIEVED TO BE TOWARDS THE NORTHERLY PORTION OF THE PREMISES. REFERENCE IS HEREBY MADE TO NHRSA 289:3.

6. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE A COMPLETE PLAN SET CONTAINING 34 SHEETS CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03607, (603) 335-1338.

177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

ENGINEERS AND SURVEYORS

Bedford Design Consultants Inc.

DESIGN: M.D.M.
DRAWN: M.D.M.
CHECKED: C.A.F.
PG. 1

DECEMBER 14, 2018

SCALE: 1" = 8'

SHEET 25 OF 34

TAX MAP 256A LOT 66-F & 66-G

CONDOMINIUM FLOOR PLAN

THE VILLAGE AT CLARK BROOK

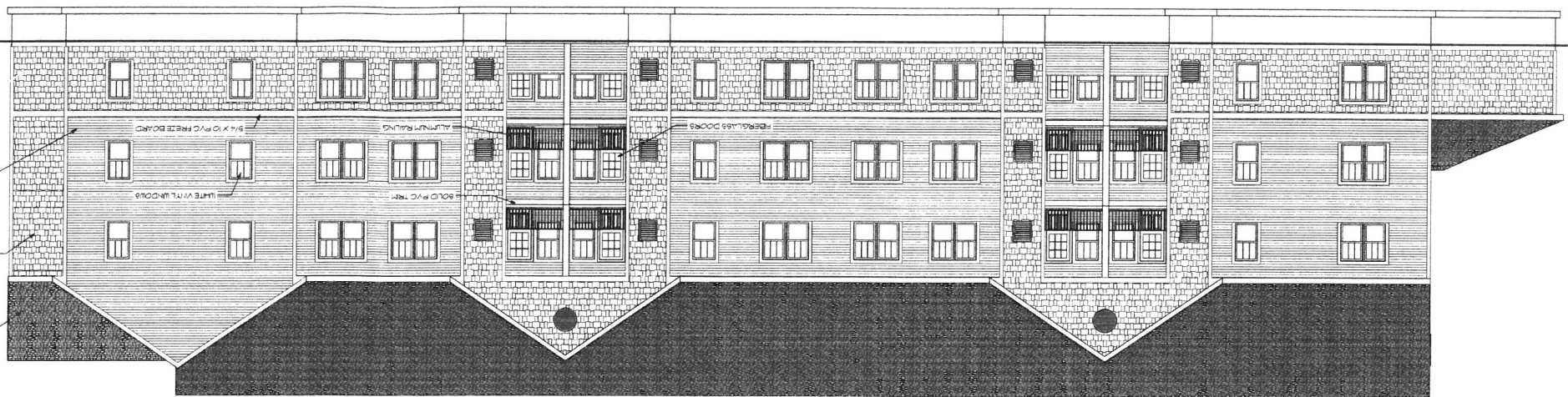
PREPARED FOR & LAND OF:

CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DRIVE

ROCHESTER, NH



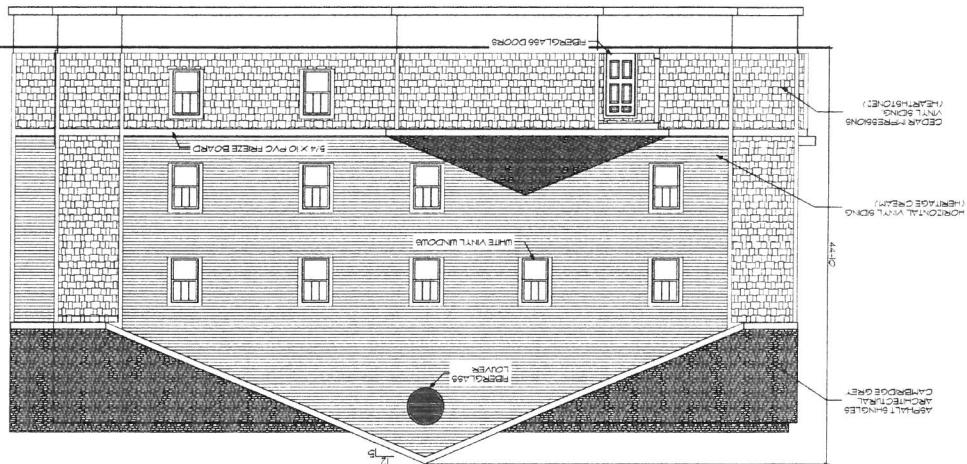
4 LEFT ELEVATION SCALE 1/8" = 1'-0"



1 FRONT ELEVATION SCALE 1/8" = 1'-0"



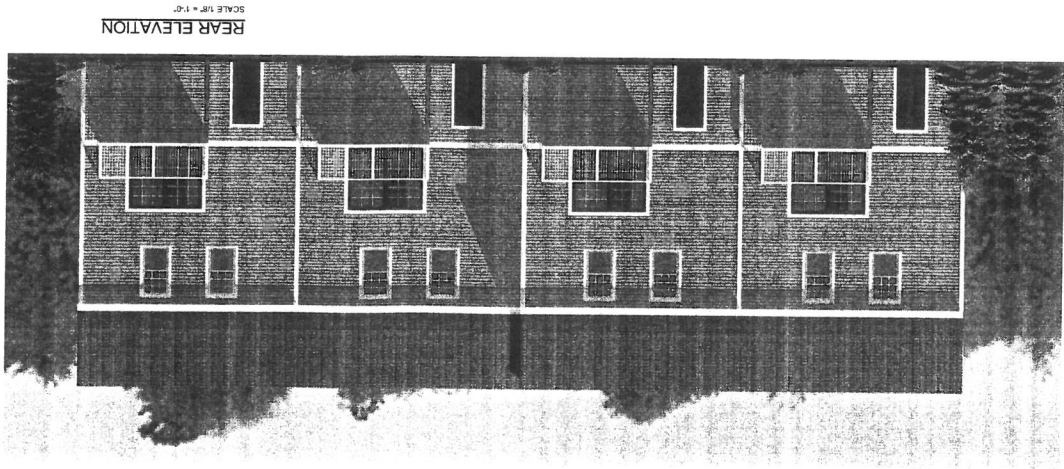
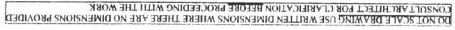
2 RIGHT ELEVATION SCALE 1/8" = 1'-0"



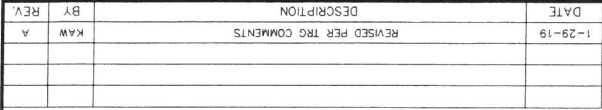
BURNELL JOHNSON ▼ A R C H I T E C T S
1025 SHERBORN STREET
CAMBRIDGE MA 02138
TEL: 617-552-5968 FAX: 617-552-5968

ELEVATIONS
VILLAGE AT CLARK BROOK #2
BOCHESTER, NEW HAMPSHIRE
MANAGEST, NEW HAMPSHIRE
MANAGEST, NEW HAMPSHIRE
BUILDINGS & E
JOINTS
9 PREFERENCES - 120 INCHES
PROJ # XXXXX

[illegible]



REAR ELEVATION



DESIGN: ###	DRAWN: ###	CHECKED: ###	FB: ##	PG: ##	1130-04
SCALE: 1" = 30'		JANUARY 8, 2019		SHEET 27 OF 34	

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ENGINEERS AND SURVEYORS
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Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

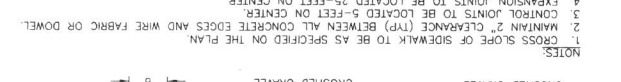
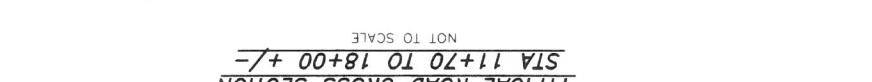
Technical drawing of a Link Fence Detail, showing a cross-section and a perspective view.

Materials and Dimensions (Left Side):

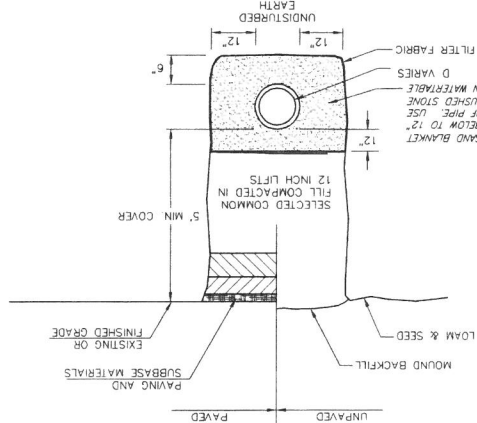
- NO. 9 GAUGE ALUMINUM TIE
- 2" MESH
- BLACK POWDER COATED
- TERMINAL POSTS 3" O.D. SS40
- BLACK POWDER COATED
- LINE POSTS 2 1/2" O.D. SS40
- BLACK POWDER COATED
- FIN GRADE (TYP.)
- 8" DIA. CONC. POST FOUNDATION (TYP.)
- 18" DIA. CONC. POST FOUNDATION (TYP.)
- ON GATE POST (TYP.)
- 4'-0" (TYP.)
- HEAVY DUTY GATE
- DOUBLE GATE - 12" WIDE
- ASA SCHEDULE 40 3 1/2" POST
- OPEN IN OR OUT
- PROVIDE DIAGONAL & HORIZONTAL BRACING AT ALL CORNER POST
- SLOPE CONCRETE AT TOP OF POST FOUNDATION

Labels and Dimensions (Right Side):

- 8'-0" (TYP.)
- ALUMINUM TIE
- NO. 9 GAUGE
- 2" MESH
- BLACK POWDER COATED
- TERMINAL POSTS
- LINE POSTS
- BLACK POWDER COATED
- FIN GRADE
- 8" DIA. CONC. POST FOUNDATION (TYP.)
- 18" DIA. CONC. POST FOUNDATION (TYP.)
- ON GATE POST (TYP.)
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- SLOPE CONCRETE AT TOP OF POST FOUNDATION

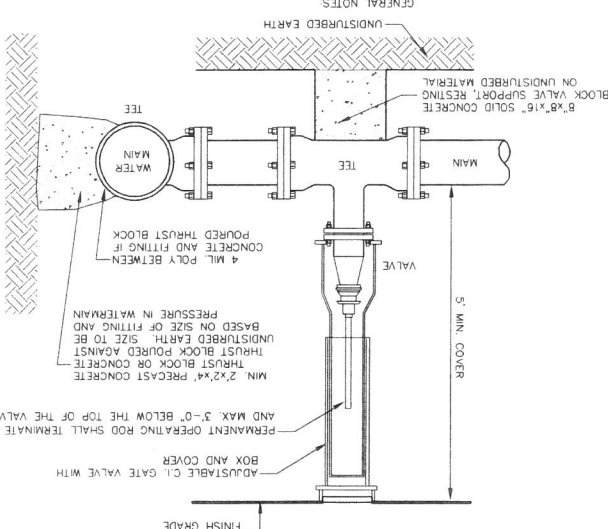


WATER MAIN TRENCH DETAIL



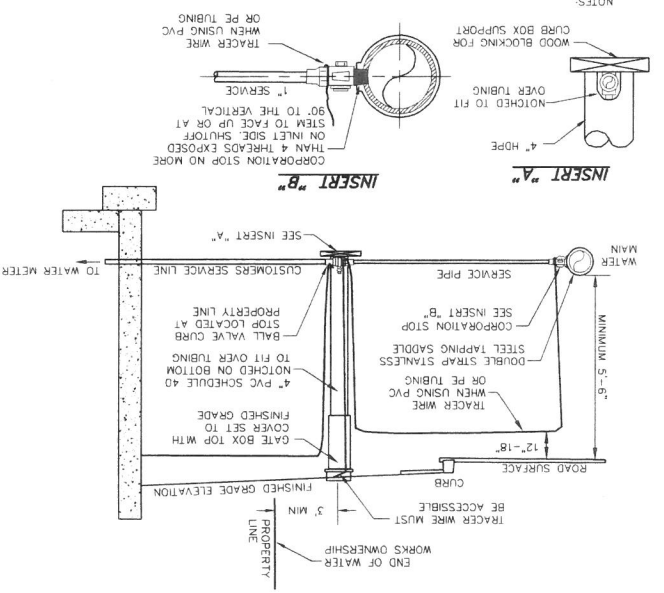
STANDARD GATE VALVE

NOT TO SCALE



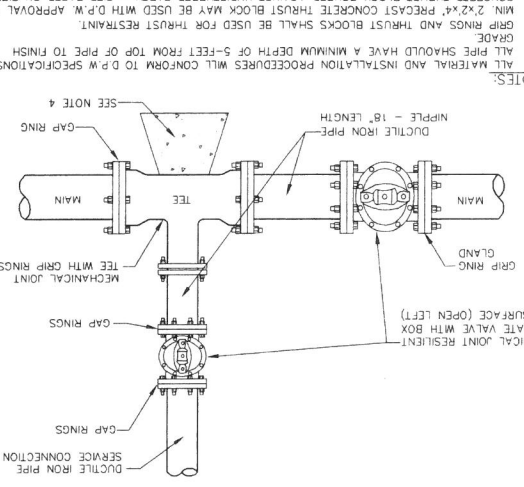
TYPICAL SERVICE & VALVE BOX INSTALLATION

NOT TO SCALE



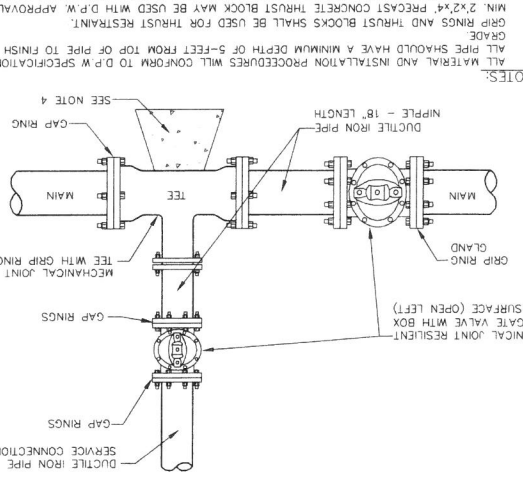
WATER TEE INSTALLATION

NOT TO SCALE



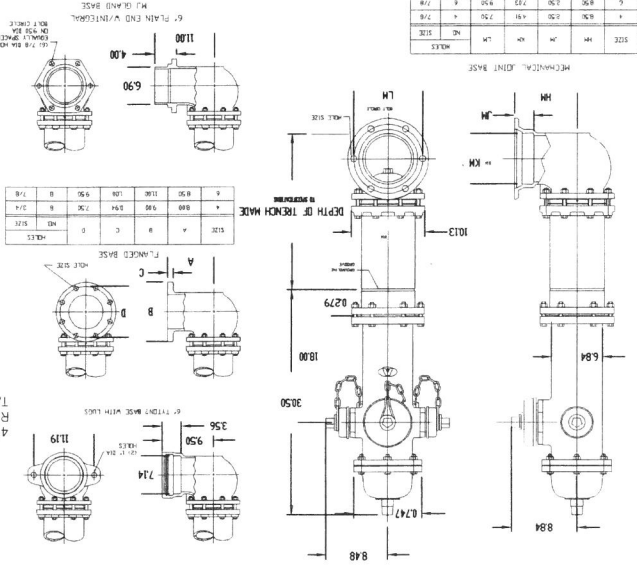
WATER TEE INSTALLATION

NOT TO SCALE



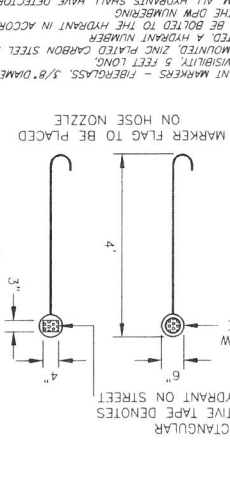
5 1/4" AMERICAN - DARLING B84B-5 FIRE HYDRANT

NOT TO SCALE



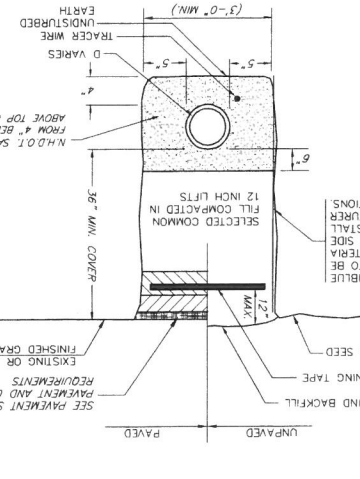
HYDRANT MARKER

NOT TO SCALE



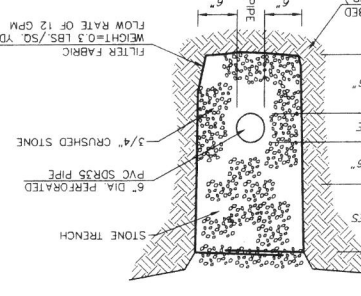
GAS MAIN TRENCH DETAIL

NOT TO SCALE



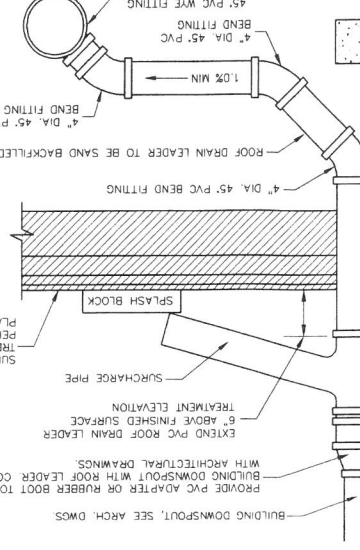
UNDERDRAIN DETAIL

NOT TO SCALE



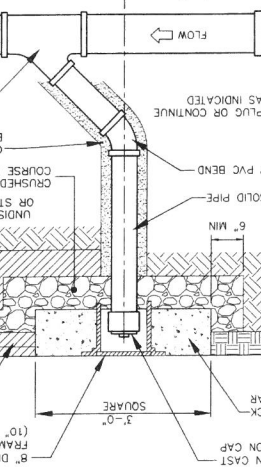
ROOF DRAIN LEADER

NOT TO SCALE



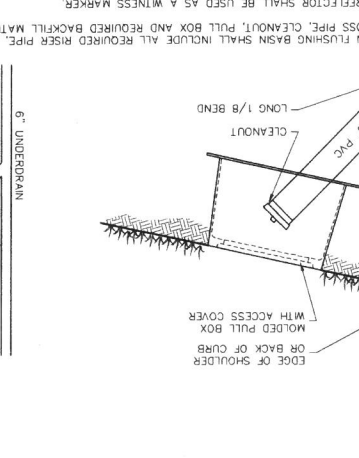
ROOF DRAIN STANDARD CLEAN-OUT

NOT TO SCALE



UNDERDRAIN FLUSHING BASIN

NOT TO SCALE



Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
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Telephone: (603) 622-5533 Fax: (603) 622-4740
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DATE	DESCRIPTION	BY	REV.
1-29-19	REVISED PER TRG COMMENTS	KAW	A

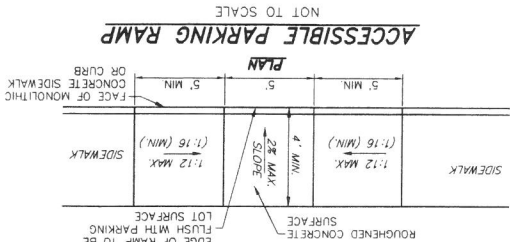
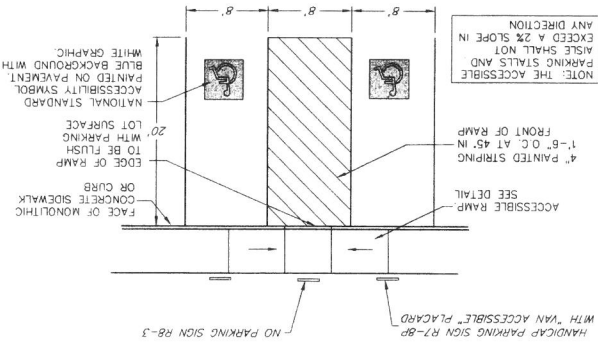
TAX MAP 256A LOTS 66, 66-F TO H, M, & 65
DETAIL SHEET 5
PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH
SCALE: 1" = 30'
JANUARY 8, 2019
SHEET 32 OF 34
DESIGN: ###
DRAWN: ###
CHECKED: ###
PG: ##
1130-04



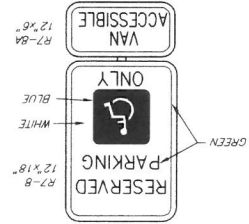


ACCESSIBLE PARKING SPACES

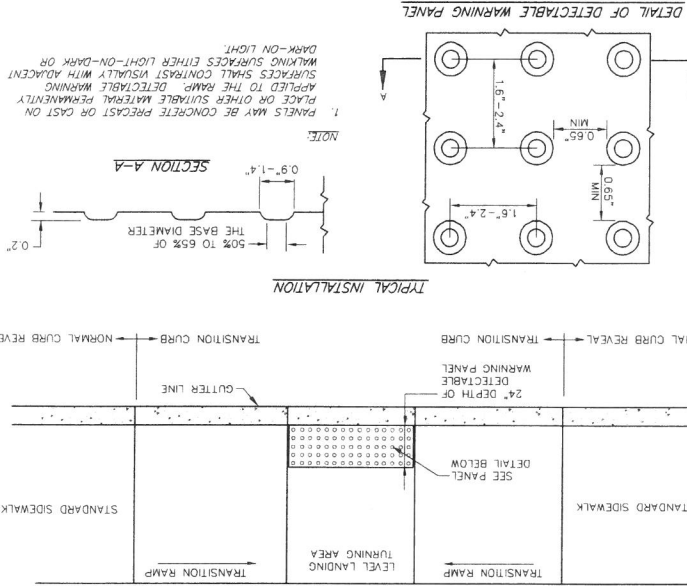
STRIPE PARKING AREAS AND DRIVE AS SHOWN INCLUDE PARKING SPACES, HANDICAP SYMBOLS AND PAINTED ISLES. ALL MARKINGS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF ASHTO M248 TYPE F.



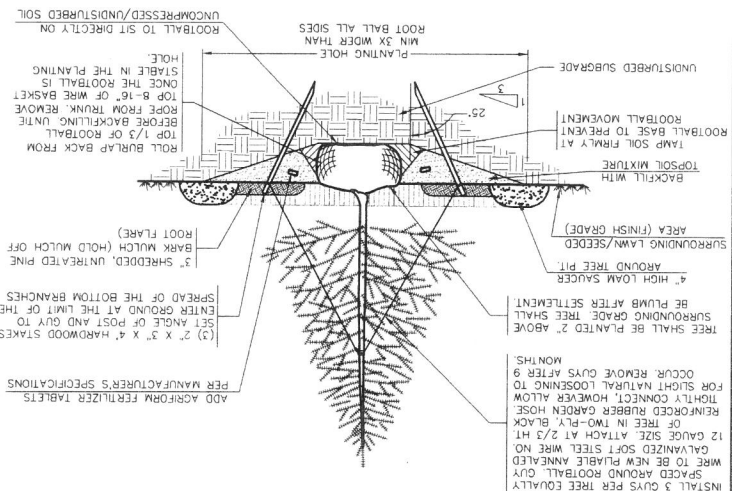
VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL



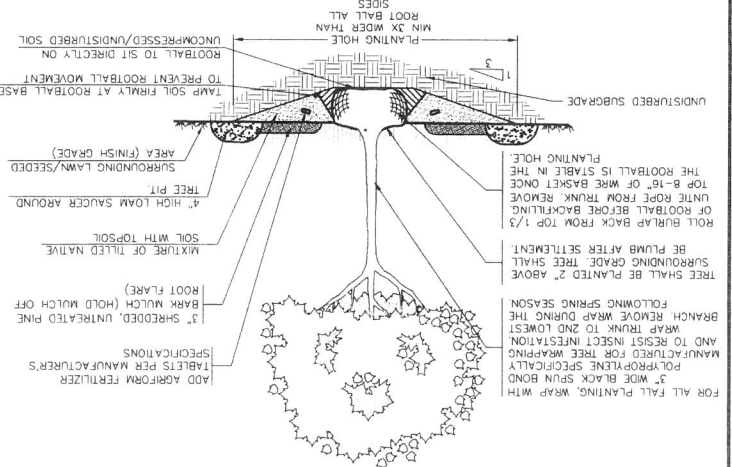
DETECTABLE WARNING PANEL DETAIL



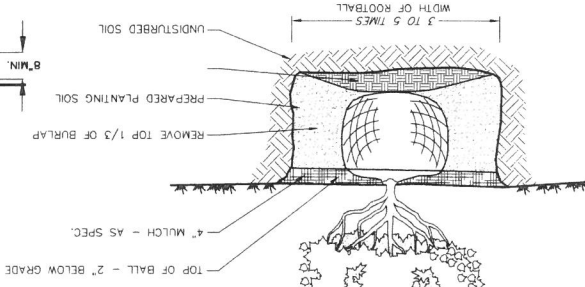
CONIFEROUS TREE PLANTING DETAIL



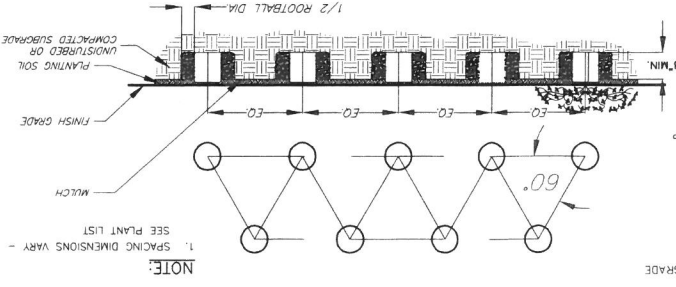
DECIDUOUS TREE PLANTING



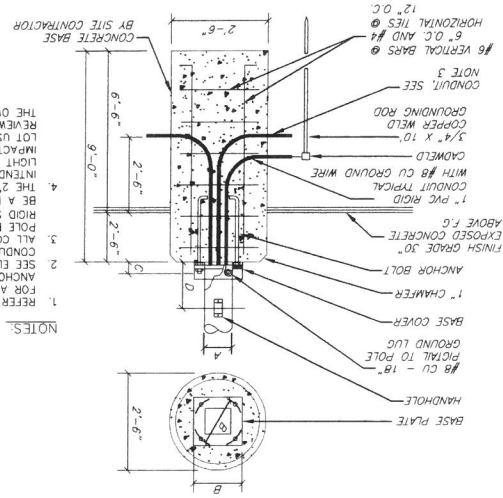
SHRUB PLANTING DETAIL



TYPICAL GROUND COVER/PERENNIAL PLANTING DETAIL



LIGHT POLE BASE DETAIL



QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PURCHASE SIZE
36	PL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE LACE'	LITTLE LACE SAGE	12"-14"HxW	#1
8	HG	HOSTA GOLD STANDARD	GOLD STANDARD PLANTAIN LILY	24"H	#1
12	HI	HOSTA 'MORAY QUEEN'	MORAY QUEEN PLANTAIN LILY	12"H	#1
12	CL	CALYUNA 'LADY IN RED'	LADY IN RED HEATHER	12"-18"HxW	#1 POT
30	SY	SCADOPHTIS VERTICILLATA 'PICOLA'	PICOLA UMBRELLA PINE	3'-4"HxW	#6
12	SB	SPRAEA BUNYDA 'GOLD FLAME'	GOLD FLAME SPIREA	2'-3'H x 3'-4'W	#3
12	PO	PHYSCOPAPUS OPULENTUS 'SUMMER WINE'	SUMMER WINE NINEBARK	6'-8'H x 5'-6'W	#5
30	JG	JUNPERUS CHINENSIS 'GREEN CARPET'	GREEN CARPET JUNPER	0'-6'H x 2'-3'W	#3
48	JC	JUNPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNPER	3'-4'H x 5'-6'W	#3
18	HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	18"-24"HxW	#1 POT
SHRUBS					

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PURCHASE SIZE
44	PV	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	3'-4'HxW	#1
60	PL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE LACE'	LITTLE LACE SAGE	12"-14"HxW	#1
12	PB	PAEONIA 'BOWL OF BEAUTY'	BOWL OF BEAUTY PEONY	3'HxW	#2
44	MS	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	LITTLE ZEBRA GRASS	3'-4'HxW	#2
12	LS	LAMUM SHELL PINK	SHELL PINK DEAD NETTLE	8"H	#1
12	HR	HOSTA 'REGAL SPLENDOR'	REGAL SPLENDOR PLANTAIN LILY	3'HxW	#1
24	HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	18"-24"HxW	#1 POT
51	HE	HELIOTROPIS 'SEMPER PARVENS'	SAPHIRE OAT GRASS	2'	#1
12	DE	DIANTHYA 'LUXURIANT'	LUXURIANT BLEEDING HEART	15"H	#1
96	CL	CALYUNA 'LADY IN RED'	LADY IN RED HEATHER	12"-18"HxW	#1 POT
20	SY	SCADOPHTIS VERTICILLATA 'PICOLA'	PICOLA UMBRELLA PINE	3'-4'HxW	#6
15	PM	PRUNUS 'MARTINA'	BEACH PLUM	6'-8'HxW	#5 POT
18	SB	SPRAEA BUNYDA 'GOLD FLAME'	GOLD FLAME SPIREA	2'-3'H x 3'-4'W	#3
6	RC	RHODODENDRON 'CAPSTRAND'	CAPSTRAND RHODODENDRON	5'-6'HxW	15"-18" B&B
4	PG	PINUS SYLVESTRIS 'GOLD COIN'	GOLD COIN SCOTCH PINE	15'-20'H x 10'-15'W	2.5 B&B
6	LF	LEUCOTHOE FORTUNSIANA 'RAINBOW'	RAINBOW LEUCOTHOE	3'-4'H x 5'-6'W	#2
27	JG	JUNPERUS CHINENSIS 'GREEN CARPET'	GREEN CARPET JUNPER	0'-6'H x 2'-3'W	#3
3	JC	JUNPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNPER	3'-4'H x 5'-6'W	#3
SHRUBS					
15	PR	PRUNUS 'REMOSSA'	RED PINE	40'-60'H x 20'-30'W	7 B&B
7	PP	PICEA ABIES 'PAUL'S SELECT'	PAUL'S SELECT NORWAY SPRUCE	20'-30'H x 10'-15'W	3'-4' B&B
8	CK	CORNUS KOUSA 'HEART THROB'	HEART THROB KOUSA DOGWOOD	15'-20'HxW	2.5' CALIPER
11	PA	PAVANIA ACERIFOLIA 'EXCLAMATION'	EXCLAMATION PLANTAIN	40'-60'H x 20'-30'W	2.5' CALIPER
3	OR	QUERCUS RUBRA	NORTHERN RED OAK	60'HxW	2.5' CALIPER
2	OP	QUERCUS PAULSTRIS	PIN OAK	60'H x 35'W	2.5' CALIPER
9	QC	QUERCUS COCCINEA	SCARLET OAK	60' x 30'-40'W	2.5' CALIPER
1	GT	GLEDITSIA TRACANTHUS VAR. 'INFERNIS'	SHADEMASTER	30'-40'HxW	2.5' CALIPER
12	CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6'-7' B&B	6'-7' B&B
7	AG	AMELANCHIER GRANDIFOLIA 'ROBIN HILL'	ROBIN HILL CERNICEBERRY	15'-20'H x 10'-15'W	2.5' CALIPER
9	AS	ACER SACHARINUM 'LEGACY'	LEGACY SUGAR MAPLE	40'-60'H x 30'-40'W	2.5' CALIPER
TREES					

PLANT LIST

1. ENTRANCES TO BUILDING & F ARE MIRROR IMAGES OF EACH OTHER.
2. PLANTS WERE SELECTED FROM THE 2018 MICHIGAN LANDSCAPE PLANT LIST. PLEASE SEE BELOW FOR PURCHASE SIZE.
3. TOWNHOMES HAVE A SEPARATE LANDSCAPE PLANT LIST. PLEASE SEE BELOW.

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SHEET 33 OF 34

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DETAIL SHEET 6
TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

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REV: A

